

LOT 6
IN OR 613/483
LANCEFORD CREEK PLANTATION

HOPKINS CHERYL E
96157 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	12	HARDWOOD 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4080.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,103	100	1993	2,103	327,156
FGR	552	55	1993	304	47,292
FOP	112	30	1993	34	5,290
FST	64	55	1993	35	5,445
PTO	461	5	1994	23	3,578
TOTALS	3,292			2,499	388,760

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,499	111.8880	176.78	441,773	1991	2000	0	0	0	12.00 88.00

1 SFR CUST - 100% - 1992

Heated Area: 2103

HX Base Yr 1992

PTO
1994

BAS
1993

FST
1993

FGR
1993

BLD DATE	LGL DATE
XF DATE	LAND DATE