LOT 7
IN OR 685/436
LANCEFORD CREEK PLANTATION

LOPIANO MICHAEL R JR & SUE H
96189 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

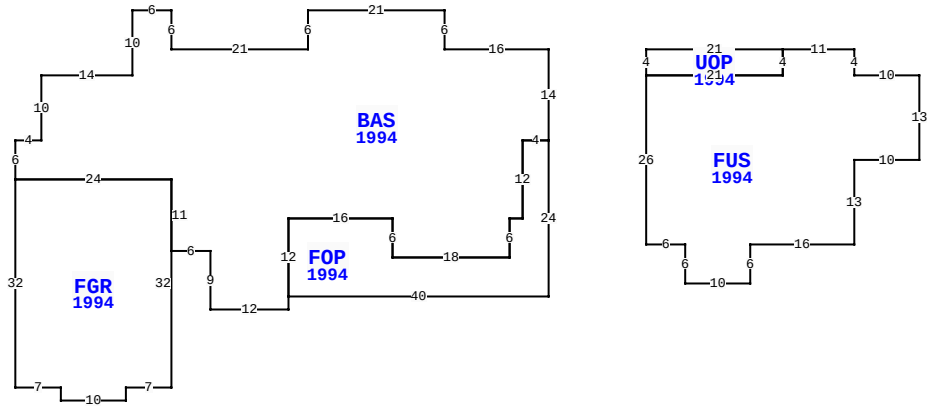
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,296	100	1994	2,296	340,344
FGR	788	55	1994	433	64,185
FOP	420	30	1994	126	18,677
FUS	1,066	100	1994	1,066	158,017
UOP	84	20	1994	17	2,520
TOTALS	4,654			3,938	583,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,938	106.3125	167.97	661,466	1994	2000	0	0	0	11.75	88.25

1 SFR CUST – 100% - 1995 Heated Area: 3362 HX Base Yr 1995



96189 HEATH POINT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		711,640
TOTAL MARKET OB/XF VALUE		70,029
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		1,106,669
SOH/AGL Deduction		533,124
ASSESSED VALUE		573,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		522,823
TOTAL JUST VALUE		1,106,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,077,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1316917	NEW CONSTR	0	10/01/2013
M17485	H/AC	0	08/01/2012
B01476	XFOB	5,350	12/01/1994
B01274	SWIM POOL	15,700	08/01/1994
B01012	NEW CONSTR	255,445	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0685/0436	7/21/1993	WD	Q	V		45,000
GRANTOR: OELHAFEN ARTHUR & C						
GRANTEE: LOPIANO MICHAEL JR						
0584/0363	11/21/1989	WD	Q	V		40,000
GRANTOR: KITCHENS HILTON L						
GRANTEE: OELHAFEN ARTHUR W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 N6 W21 S6 W21 N6 W6 S10 W14 S10 W4S6
FGR=[YR=1994] S32 E7 S2 E10 N2 E7 N32 W24$ E24 S11 E6 S9 E12
N2 FOP=[YR=1994] E40 N24 W4 S12 W2 S6 W18 N6 W16 S12$ N12
E16 S6 E18N6 E2 N12 E4 N14$ PTR=E15 UOP=[YR=1994] E21
FUS=[YR=1994] E11 S4 E10S13 W10 S13 W16 S6 W10 N6 W6 N26 E21
N4$ S4 W21 N4$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1994	1994	3	20	40	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
3	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	100	1994	1994	3	20	8,160	
4	0812	CONCRETE C	0	100	0	0	2,974.00	SF	4.00	4.00	100	1994	1994	3	66	7,851	
5	0825	BRICK	0	100	0	0	684.00	SF	12.50	12.50	100	1994	1994	3	89	7,610	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	
7	0845	KOOL DECK	0	100	0	0	939.00	SF	7.25	7.25	100	1994	1994	3	66	4,493	
8	0911	SCRN RM A	0	100	0	0	1,176.00	SF	17.50	17.50	100	1999	1999	3	20	4,116	
9	0300	BOAT DCK W	0	100	0	0	1,035.00	SF	40.00	40.00	100	1998	1998	3	25	10,350	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

TOTAL OB/XF 47,660

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 08/05/2020 BY KWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

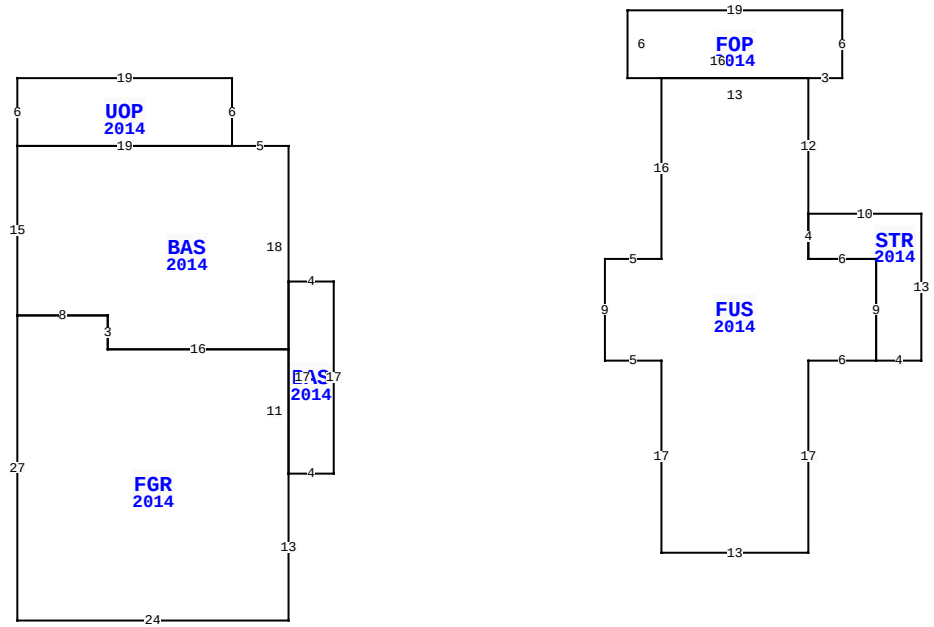
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	68	100	2014	68	5,737
BAS	408	100	2014	408	34,421
FGR	600	55	2014	330	27,840
FOP	114	30	2014	34	2,869
FUS	645	100	2014	645	54,415
STR	76	10	2014	8	675
UOP	114	20	2014	23	1,941
TOTALS	2,025			1,516	127,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	1,516	166.6874	88.34	133,923	2014	2014	0	0	0	4.50	95.50

2 ACCESORY U – 100% - 1995 Heated Area: 1121 HX Base Yr 1995



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GRANTOR: KITCHENS HILTON L						
GRANTEE: OELHAFEN ARTHUR W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W5 UOP=[YR=2014] N6 W19 S6 E19$ W19 S15 FGR=[YR=2014] S27 E24 N13 BAS=[YR=2014] E4 N17 W4 S17$ N11 W16 N3 W8$ E8 S3 E16 N18$ PTR= N12 E30 FOP=[YR=2014] E19 S6 W3 FUS=[YR=2014] S12 STR=[YR=2014] E10 S13 W4 N9 W6 N4$ S4 E6 S9 W6 S17 W13 N17 W5 N9 E5 N16 E13$ W16 N6$ S12 W30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0830	FLAGSTONE	0	100	0	0	180.00	SF	12.00	12.00	100	2014	2014	3	94	2,030	
12	0920	CWALL-WD/M	0	100	0	0	149.00	LF	390.00	390.00	100	2009	2009	3	35	20,339	

LAND DESCRIPTION

TOTAL OB/XF 22,369

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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