

LOT 8
IN OR 1924/924
LANCEFORD CREEK PLANTATION

WEBBER KEVIN & LISA
96227 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0008-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	12	HARDWOOD 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	2,831	100	2000	2,831	434,806
FGR	569	55	2000	313	48,073
FOP	336	30	2000	101	15,512
FSP	288	40	2006	115	17,663
TOTALS	4,024			3,360	516,054

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	3,360	107.7090	170.18	571,805	2000	2004	0	0	9.75
1 SFR CUST - 100% - 2016				Heated Area: 2831				HX Base Yr 2016		

The floor plan diagram illustrates the layout of a building with the following rooms and dimensions:

- FSP 2006**: A rectangular room at the top center with dimensions 24 (width) x 12 (height).
- BAS 2000**: A large rectangular room on the left side with dimensions 51 (width) x 16 (height).
- FGR 2000**: A rectangular room on the right side with dimensions 26 (width) x 14 (height).
- FOP 2000**: A rectangular room at the bottom center with dimensions 40 (width) x 8 (height).

The diagram also shows various connecting lines and dimensions for the overall footprint, including a total width of 107.7090 and a total height of 170.18.

BLD DATE	LGL DATE
XF DATE	LAND DATE

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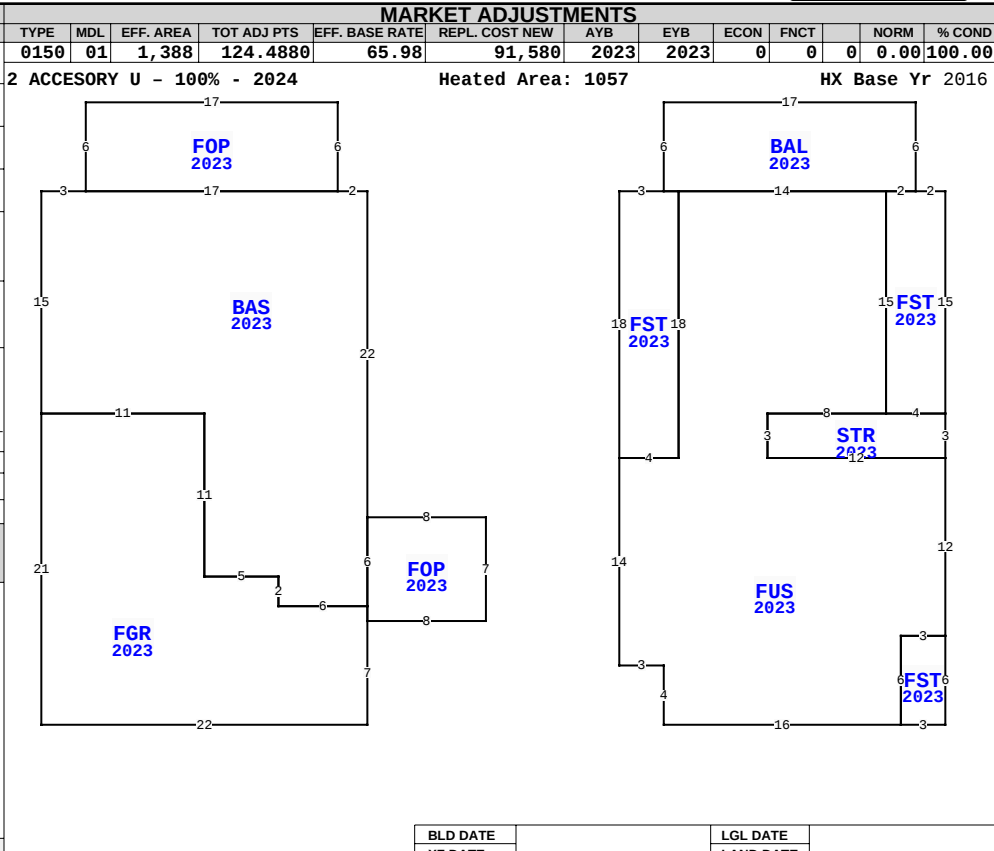
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Interior Ceiling	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	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
BAL	102	15	2023	15	990
BAS	463	100	2023	463	30,549
FGR	329	55	2023	181	11,942
FOP	56	30	2023	17	1,122
FOP	102	30	2023	31	2,045
FST	18	55	2023	10	660
FST	60	55	2023	33	2,177
FST	72	55	2023	40	2,639
FUS	594	100	2023	594	39,192
STR	36	10	2023	4	264
TOTALS	1,832			1,388	91,580

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2010
12	0310	AL GANG WY	0 100	0	0	10.00	LF	115.00	115.00	100	2010
13	0855	CONC PAVER	1 100	0	0	1,350.00	SF	10.00	10.00	100	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T



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

TOTAL OB/XF											
16,872											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		607,634	
TOTAL MARKET OB/XF VALUE		96,914	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		1,029,548	
SOH/AGL Deduction		293,979	
ASSESSED VALUE		735,569	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		684,847	
TOTAL JUST VALUE		1,029,548	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,002,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1924/0924	6/23/2014	WD	Q	I	01
GRANTOR: BELL NANCY E					SALE PRICE
GRANTEE: WEBBER KEVIN & LISA					655,000
1649/0020	11/12/2009	WD	Q	I	01
GRANTOR: PURDUE NORMAN A & SUZ					692,500
GRANTEE: BELL NANCY E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=50,10] W2 W17 W3 S15 E11 S11 E5 S2 E6 N6 N22 \$											
FOP=[YR=2023;ORIG=31,4] E17 S6 W17 N6 \$											
FGR=[YR=2023;ORIG=28,25] E11 S11 E5 S2 E6 S1 S7 W22 N21 \$											
FOP=[YR=2023;ORIG=50,32] E8 S7 W8 N1 N6 \$											
FUS=[YR=2023;ORIG=71,10] E14 S15 W8 S3 E12 S12 W3 S6 W16 N4 W3 N14 E4 N18 \$											
FST=[YR=2023;ORIG=67,10] E3 E1 S18 W4 N18 \$											
FST=[YR=2023;ORIG=85,10] E2 E2 S15 W4 N15 \$											
STR=[YR=2023;ORIG=77,25] E8 E4 S3 W12 N3 \$											
FST=[YR=2023;ORIG=86,40] E3 S6 W3 N6 \$											
BAL=[YR=2023;ORIG=70,4] E17 S6 W2 W14 W1 N6 \$											