LOT 11
IN OR 1137/1432 & OR 1937/356
LANCEFORD CREEK PLANTATION

MCADOO NANCY M TRUST/MCADOO NANCY M TRUSTEE
96290 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

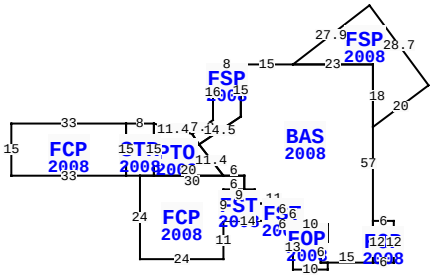
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 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	

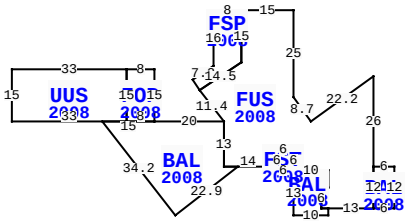
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	2008	11	2,166
BAL	118	15	2008	18	3,544
BAL	592	15	2008	89	17,520
BAS	1,918	100	2008	1,918	377,581
FCP	495	25	2008	124	24,411
FCP	600	25	2008	150	29,529
FOP	72	30	2008	22	4,331
FOP	118	30	2008	35	6,890
FOP	120	30	2008	36	7,087
FSP	163	40	2008	65	12,796
TOTALS	7,344			4,536	892,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,536	135.4294	213.98	970,613	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2009 Heated Area: 3364 HX Base Yr 2009





** This building has 19 Sub-Areas

96290 HEATH POINT LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		892,964
TOTAL MARKET OB/XF VALUE		231,925
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		1,644,889
SOH/AGL Deduction		513,557
ASSESSED VALUE		1,131,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,080,610
TOTAL JUST VALUE		1,644,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,615,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21160	REMODEL	0	03/01/2008
E19120	ELEC OTHER	8,500	04/01/2007
M12769	MECH OTHER	0	03/01/2007
P12271	OTHER	0	03/01/2007
C18398	CO ISSUED	0	08/01/2006
R09631	REPAIR/RRF	10,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1937/0356	9/08/2014	QC	U	I	11	100
GRANTOR: JOHN H MCADOO TRUST						
GRANTEE: NANCY M MCADOO TRUS						
1137/1432	5/15/2003	WD	Q	V	01	100
GRANTOR: MCADOO JOHN H & NANCY						
GRANTEE: MCADOO JOHN H & NAN						

BUILDING NOTES

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	0300	BOAT DCK W	0	100	100	6	600.00	SF	40.00	40.00	100	2007	2007	3	44	10,560	
2	0350	CARPORT WD	0	100	14	16	224.00	SF	13.00	13.00	100	2007	2007	3	27	786	
3	0303	FLT DOCK W	0	100	22	12	264.00	SF	26.00	26.00	100	2007	2007	3	44	3,020	
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2007	2007	3	27	243	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	1,080	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	27	405	
7	0300	BOAT DCK W	0	100	14	16	224.00	SF	40.00	40.00	100	2007	2007	3	44	3,942	
8	0812	CONCRETE C	0	100	0	0	6,460.00	SF	4.00	4.00	100	2008	2008	3	88	22,739	
9	0409	ELEVATOR R	0	100	0	0	1.00	UT	13,260.00	13,260.00	100	2008	2008	3	100	13,260	
10	0920	CWALL-WD/M	0	100	0	0	550.00	LF	390.00	390.00	100	2019	2019	3	82	175,890	

TOTAL OB/XF 231,925

BUILDING DIMENSIONS

FSP=[YR=2008] U23 L17 D17 L22 BAS=[YR=2008] W15
FSP=[YR=2008] W8 S16 L6 D4 PTO=[YR=2008] U3 L11
STR=[YR=2008] W8 FCP=[YR=2008] W33 S15 E33 N15 $ S15 E4
FCP=[YR=2008] S24 E24 N11 FST=[YR=2008] E14 FST=[YR=2008]
S1 E6 FOP=[YR=2008] S13 E10 N2 W2 N6 E2 N5 W10 $ N6 W6 S5 $
N5 W5 N4 W9 S9 $ N9 E6 N4 W30 $ E4 N15 $ S15 E20 U9 L7 U3
L2 $ D3 R2 R12 U8 N15 $ S15 D8 L12 D9 R7 E6 S4 E3 S4
E11 S6 E10 S5 W2 S6 E15 FOP=[YR=2008] E6 N12 W6 S12 $ N57
W23 $ E23 S18 R16 U12 $ PTR= E30 UUS=[YR=2008] E33
FOP=[YR=2008] E8 S15 BAL=[YR=2008] E20 FUS=[YR=2008] U9
L7 FSP=[YR=2008] U3 L2 U4 R6 N16 E8 S15 D8 L12 $ R12
U8 N15 E15 S25 D7 R5 U13 R18 S26 BAL=[YR=2008] E6 S12

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	1.60	325,000.00	520,000.00	520,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS