

LOT 12
LANCEFORD CREEK PLANTATION
PB 5/110-111

KEMP STEVEN S
96294 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0012-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4															
Exterior Wall	20	FACE BRICK 60	0500	11	6,143	132.9240	210.02	1,290,153	1996	2003	0	0	0	13.45	86.55	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 40	1 SFR CUST - 100% - 2016													Heated Area: 5445														
Roof Structur	08	IRREGULAR 100														HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 60																												
Interior Floo	12	HARDWOOD 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	3	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	91	15	1996	14	2,545																									
BAL	332	15	2008	50	9,089																									
BAS	1,315	100	1996	1,315	239,030																									
BAS	84	100	2008	84	15,269																									
BAS	537	100	2008	537	97,612																									
BAS	640	100	2008	640	116,334																									
BAS	476	100	2009	476	86,524																									
FGR	276	55	1996	152	27,629																									
FGR	725	55	2009	399	72,527																									
FOP	32	30	1996	10	1,818																									
TOTALS			7,145		6,143	116,627																								
EXTRA FEATURES																														
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540														
2	0855	CONC PAVER	0	100	0	0	2,357.00	SF	10.00	10.00	100	2009	2009	3	89	20,977														
3	0911	SCRN RM A	0	100	0	0	1,362.00	SF	17.50	17.50	100	2000	2000	3	20	4,767														
4	0855	CONC PAVER	0	100	0	0	736.00	SF	10.00	10.00	100	2012	2012	3	92	6,771														
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500														
6	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100	2012	2012	3	64	24,371														
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185														
8	0855	CONC PAVER	0	100	0	0	357.00	SF	10.00	10.00	100	2008	2008	3	88	3,142														
9	0855	CONC PAVER	0	100	0	0	1,143.00	SF	10.00	10.00	100	2008	2008	3	88	10,058														
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400														
TOTAL OB/XF 75,711																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/12/2019 BY KBA 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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