

LOT 13  
LANCEFORD CREEK PLANTATION  
PB 5/110-111

BOWERS DAVID G JR L/E/KITSON-BOWERS LAURIE K L/E  
96264 HEATH POINT LANE  
FERNANDINA BEACH, FL 32034-6190

2025

46-3N-28-5100-0013-0000



| 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 80      |
| Interior Floor           | 12 | HARDWOOD 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

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| 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       | 2,635            | 100         | 1993 | 2,635        | 484,494              |
| FOP       | 480              | 30          | 1993 | 144          | 26,477               |
| FSP       | 253              | 40          | 1993 | 101          | 18,570               |
| FSP       | 176              | 40          | 2009 | 70           | 12,871               |
| FUS       | 360              | 100         | 1993 | 360          | 66,193               |
| STR       | 115              | 10          | 2009 | 12           | 2,206                |
| UGR       | 651              | 45          | 1993 | 293          | 53,874               |

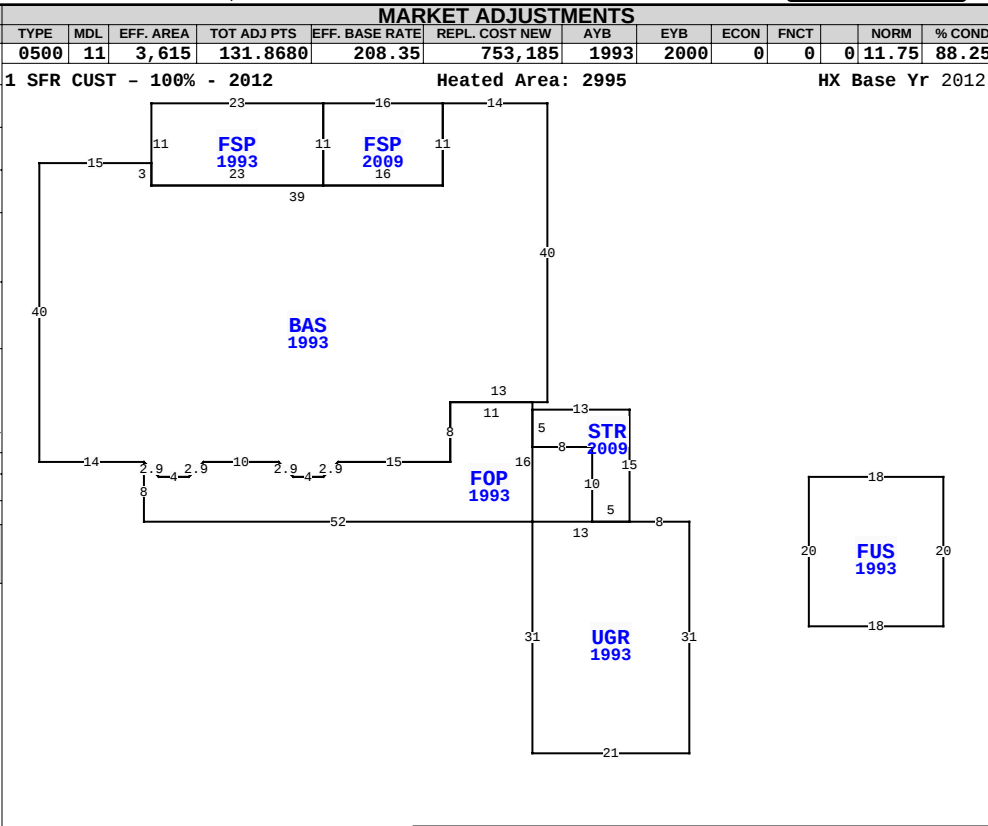
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,670 |  |  | 3,615 | 664,686 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |       |
|----------------|------------|-------------|---------|-----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS |

|    |      |            |       |       |          |
|----|------|------------|-------|-------|----------|
| 1  | 0500 | FP-PRE FAB | 0 100 | 0 0   | 1.00     |
| 2  | 0812 | CONCRETE C | 0 100 | 0 0   | 1,490.00 |
| 3  | 0300 | BOAT DCK W | 0 100 | 0 0   | 1,056.00 |
| 4  | 0322 | BOAT LFT L | 0 100 | 0 0   | 1.00     |
| 5  | 0317 | DCK PLNG W | 0 100 | 0 0   | 3.00     |
| 6  | 0825 | BRICK      | 0 100 | 0 0   | 765.00   |
| 7  | 0810 | CONCRETE A | 0 100 | 14 14 | 196.00   |
| 8  | 0100 | BAR-B-Q    | 0 100 | 0 0   | 1.00     |
| 9  | 0310 | AL GANG WY | 0 100 | 0 0   | 28.00    |
| 10 | 0303 | FLT DOCK W | 0 100 | 20 10 | 200.00   |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000131   | C   | RES CREEK            | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
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|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/13/2020 | BY | TWA |
|-------------|------------|----|-----|



|                                        |
|----------------------------------------|
| 96264 HEATH POINT LN, FERNANDINA BEACH |
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| TOTAL OB/XF |            |             |         |       |          |    |          |                |           |         |             |   |        | 27,954          |
|-------------|------------|-------------|---------|-------|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|
| 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 |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0 0   | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1993    | 1993        | 3 | 72     | 2,520           |
| 2           | 0812       | CONCRETE C  | 0 100   | 0 0   | 1,490.00 | SF | 4.00     | 4.00           | 100       | 1993    | 1993        | 3 | 64     | 3,814           |
| 3           | 0300       | BOAT DCK W  | 0 100   | 0 0   | 1,056.00 | SF | 40.00    | 40.00          | 100       | 1995    | 1995        | 3 | 20     | 8,448           |
| 4           | 0322       | BOAT LFT L  | 0 100   | 0 0   | 1.00     | UT | 1,500.00 | 1,500.00       | 100       | 1996    | 1996        | 3 | 20     | 300             |
| 5           | 0317       | DCK PLNG W  | 0 100   | 0 0   | 3.00     | UT | 1,000.00 | 1,000.00       | 100       | 1996    | 1996        | 3 | 20     | 600             |
| 6           | 0825       | BRICK       | 0 100   | 0 0   | 765.00   | SF | 6.25     | 6.25           | 100       | 2001    | 2001        | 3 | 94     | 4,494           |
| 7           | 0810       | CONCRETE A  | 0 100   | 14 14 | 196.00   | SF | 6.50     | 6.50           | 100       | 2008    | 2008        | 3 | 88     | 1,121           |
| 8           | 0100       | BAR-B-Q     | 0 100   | 0 0   | 1.00     | UT | 200.00   | 200.00         | 100       | 2008    | 2008        | 3 | 31     | 62              |
| 9           | 0310       | AL GANG WY  | 0 100   | 0 0   | 28.00    | LF | 115.00   | 115.00         | 100       | 2017    | 2017        | 3 | 74     | 2,383           |
| 10          | 0303       | FLT DOCK W  | 0 100   | 20 10 | 200.00   | SF | 26.00    | 26.00          | 100       | 2017    | 2017        | 3 | 81     | 4,212           |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        | 27,954  |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1           | 000131   | C   | RES CREEK            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |

|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 325,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 2 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 664,686     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 77,540      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 325,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 1,067,226   |   |
| SOH/AGL Deduction         |  |              |  | 447,188     |   |
| ASSESSED VALUE            |  |              |  | 620,038     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 569,316     |   |
| TOTAL JUST VALUE          |  |              |  | 1,067,226   |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 1,041,347   |   |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B93-0282   | NEW CONSTR  | 189,245 | 06/01/1993 |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2647/146                       | 5/19/2023 | QC U      | I   | 11  |        | 100        |  |
| GRANTOR: BOWERS DAVID G JR     |           |           |     |     |        |            |  |
| GRANTEE: BOWERS CAMERON L      |           |           |     |     |        |            |  |
| 1552/0639                      | 2/25/2008 | TD Q      | I   |     |        | 790,000    |  |
| GRANTOR: DUNN WILLIAM A SUCCES |           |           |     |     |        |            |  |
| GRANTEE: BOWERS DAVID G JR &   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W14 FSP=[YR=2009] W16 FSP=[YR=1993] W23 S11 E23 N11 \$ S11 E16 N11 \$ S11 W39 N3 W15 S40 E14 FOP=[YR=1993] S8 E52UGR=[YR=1993] S31 E21 N31 W8STR=[YR=2009] N15 W13 S5 E8 S10 E5 \$W13 \$ N16 W11 S8 W15 D2 L2 W4 U2 L2 W10 D2 L2 W4 U2 L2 \$ D2 R2 E4 U2 R2 E10 D2 R2 E4 U2 R2 E15 N8 E13 N40 \$ PTR= E35 S50 FUS=[YR=1993] E18 S20 W18 N20 \$ N50 W35 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
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|                 |                           |
|-----------------|---------------------------|
| Common: 325,000 | PRINTED 07/30/2025 BY SYS |
|-----------------|---------------------------|

**BOWERS DAVID G JR L/E/KITSON-BOWERS LAURIE K L/E**  
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**FERNANDINA BEACH, FL 32034-6190**

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