LOT 14
IN OR 815/591
LANCEFORD CREEK PLANTATION

MCALLISTER WAYLAND W & KAY K
PO BOX 15309
FERNANDINA BEACH, FL 32035-3106

2025

46-3N-28-5100-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

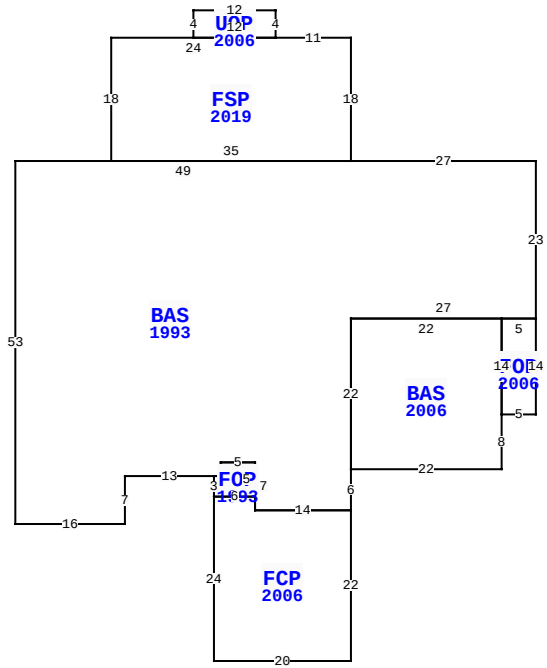
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	3,047	100	1993	3,047	427,525
BAS	484	100	2006	484	67,910
FCP	452	25	2006	113	15,855
FOP	28	30	1993	8	1,123
FOP	70	30	2006	21	2,946
FSP	630	40	2019	252	35,358
UOP	48	20	2006	10	1,403
TOTALS	4,759			3,935	552,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,935	108.2970	171.11	673,318	1989	2000	0	0	0	18.00	82.00

1 SFR CUST – 0% - 2025 Heated Area: 3531 HX Base Yr



96240 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	582,047
TOTAL MARKET OB/XF VALUE	84,328
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	991,375
SOH/AGL Deduction	0
ASSESSED VALUE	991,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	991,375
TOTAL JUST VALUE	991,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	952,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226582	REMODEL	3,900	11/01/2012
B21703	GARAGE	22,800	07/01/2008
R11416	REPAIR/RRF	2,000	07/01/2008
B20866	HURRICANE SHEILDS	5,315	12/01/2007
E16799	ELEC OTHER	0	02/01/2006
981106	GARAGE	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/0591	12/02/1997	WD	Q	I		285,000
GRANTOR: STEVENS CLYDE D & MYR						
GRANTEE: MCALLISTER WAYLAND						
0494/1122	8/01/1986	WD	U	V		40,000
GRANTOR: THIRD MILLENNIUM INC						
GRANTEE: STEVENS CLYDE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FSP=[YR=2019] N18 W11 UOP=[YR=2006] N4 W12 S4 E12$ W24 S18 E35$ W49 S53 E16 N7 E13 FOP=[YR=1993] S3 FCP=[YR=2006] S24 E20 N22 W14 N2W6$ E6 N5 W5 S2 W1$ E1 N2 E5 S7 E14 N6 BAS=[YR=2006] E22 N8 FOP=[YR=2006] E5 N14 W5 S14$ N14 W22 S22$ N22 E27 N23$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0300	BOAT DCK W	0	0	0	0	1,508.00	SF	40.00	40.00	100	1998	1998	3	25	15,080	
3	0855	CONC PAVER	0	0	0	0	3,475.00	SF	3.00	3.00	100	1998	1998	3	73	7,610	
4	0855	CONC PAVER	0	0	0	0	4,350.00	SF	3.00	3.00	100	2001	2001	3	79	10,310	
5	0920	CWALL-WD/M	0	0	0	0	135.00	LF	390.00	390.00	100	2019	2019	3	82	43,173	
6	0310	AL GANG WY	0	0	0	0	25.00	LF	115.00	115.00	100	2008	2008	3	31	891	
7	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2008	2008	3	48	2,496	
8	0350	CARPORT WD	0	0	32	16	512.00	SF	13.00	13.00	100	2008	2008	3	31	2,063	
9	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	31	465	

LAND DESCRIPTION

TOTAL OB/XF 84,328

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	0		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 08/04/2020 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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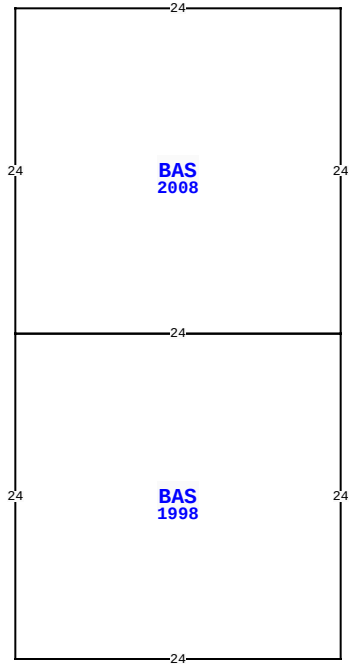
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	576	100	1998	576	14,963
BAS	576	100	2008	576	14,963
TOTALS	1,152			1,152	29,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,152	97.5200	36.08	41,564	1998	2005	0	0	0	28.00	72.00

2 GARAGE RES – 0% - 2025 Heated Area: 1152 HX Base Yr



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0494/1122	8/01/1986	WD	U	V		40,000
GRANTOR: THIRD MILLENNIUM INC						
GRANTEE: STEVENS CLYDE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 S24 BAS=[YR=1998] S24 E24 N24 W24$ E24 N24$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/04/2020 BY KWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS