LOT 31
IN OR 1996/1750
LANCEFORD CREEK PLANTATION

THOMAS EDITH M REVOCABLE TRUST/THOMAS EDITH M TRUS
96148 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

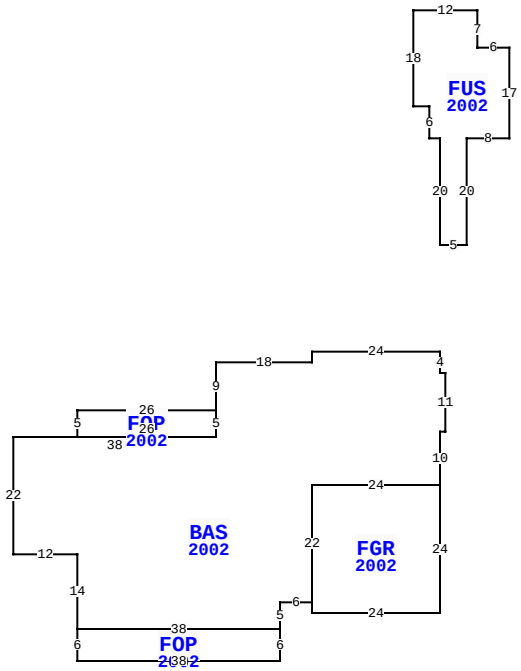
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,681	100	2002	2,681	428,671
FGR	576	55	2002	317	50,686
FOP	130	30	2002	39	6,235
FOP	228	30	2002	68	10,873
FUS	472	100	2002	472	75,470
TOTALS	4,087			3,577	571,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,577	111.5100	176.19	630,232	2002	2005	0	0	0	9.25	90.75

1 SFR CUST – 100% - 2009 Heated Area: 3153 HX Base Yr 2009



96148 HEATH POINT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		571,936
TOTAL MARKET OB/XF VALUE		8,773
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		723,209
SOH/AGL Deduction		263,442
ASSESSED VALUE		459,767
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		404,045
TOTAL JUST VALUE		723,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		711,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100729	REPAIR/RRF	18,000	01/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1996/1750	8/11/2015	SW	U	I	11	100
GRANTOR: THOMAS EDITH M						
GRANTEE: THOMAS EDITH M REVO						
1556/0062	3/17/2008	WD	Q	I		639,000
GRANTOR: ANDERSON THOMAS C & A						
GRANTEE: THOMAS DANIEL G & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S2 W18 S9 FOP=[YR=2002] W26 S5 E26 N5$ S5 W38 S22 E12 S14 FOP=[YR=2002] S6 E38 N6 W38$ E38 N5 E6 FGR=[YR=2002] S2 E24 N24 W24 S22$ N22 E24 N10 E1 N11 W1 N4$ PTR=N20 FUS=[YR=2002] N20 W2 N6 W3 N18 E12 S7 E6 S17 W8 S20 W5$ S20$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,812.00	SF	4.00	4.00	100	2002	2002	3	80	5,798	

LAND DESCRIPTION

TOTAL OB/XF 8,773

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 11/26/2019 BY KWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS