LOT 34
IN OR 1892/785
LANCEFORD CREEK PLANTATION

RASSMAN ROGER G & MERRY J
96086 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0034-0000

BUILDING CHARACTERISTICS

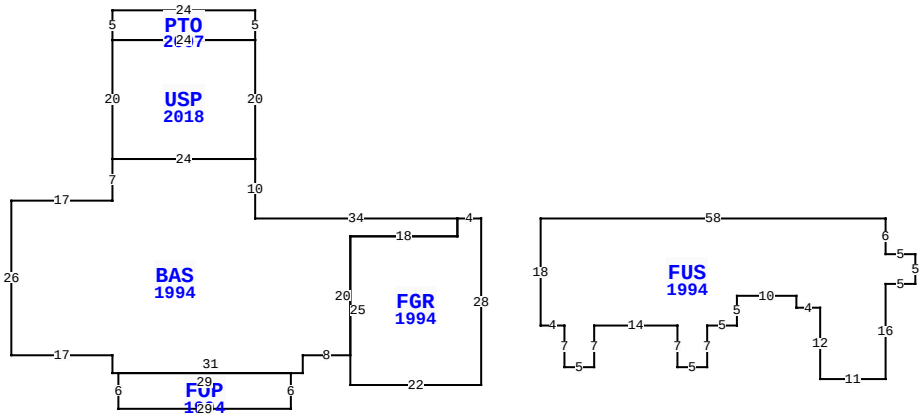
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,752	100	1994	1,752	280,346
FGR	562	55	1994	309	49,445
FOP	174	30	1994	52	8,321
FUS	1,176	100	1994	1,176	188,177
PTO	120	5	2007	6	960
USP	480	30	2018	144	23,042
TOTALS	4,264			3,439	550,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,439	114.7608	181.32	623,559	1994	2000	0	0	0	11.75	88.25

1 SFR CUST – 100% - 2014 Heated Area: 2928 HX Base Yr 2014



96086 HEATH POINT LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		550,291
TOTAL MARKET OB/XF VALUE		40,180
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		732,971
SOH/AGL Deduction		276,873
ASSESSED VALUE		456,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		405,376
TOTAL JUST VALUE		732,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112903	(18) WINDOWS	42,189	09/23/2021
19088607	DOOR - 1	1,117	10/01/2019
B1801957	SCRN ENCLSRE	36,017	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/0785	12/06/2013	WD	Q	I	02	385,000
GRANTOR: HOWINGTON MICHAEL D &						
GRANTEE: RASSMAN ROGER G & M						
1133/0374	4/29/2003	WD	U	I	07	100
GRANTOR: VARMA SAMIT K & JACOB						
GRANTEE: HOWINGTON MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W4 BAS=[YR=1994] W34 N10 USP=[YR=2018] N20 PTO=[YR=2007] N5 W24 S5 E24$ W24 S20 E24$ W24 S7 W17 S26 E17 S3 E1 FOP=[YR=1994] S6 E29 N6 W29$ E31 N3 E8 N20 E18 N3$ S3 W18 S25 E22 N28$ PTR=E10 FUS=[YR=1994] E58 S6 E5 S5 W5 S16 W11 N12 W4N2 W10 S5 W5 S7 W5 N7 W14 S7 W5 N7 W4 N18$ W10$.

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	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,710.00	SF	4.00	4.00	100	1994	1994	3	66	4,514	
3	0825	BRICK	0	100	12	15	180.00	SF	12.50	12.50	100	1994	1994	3	89	2,003	
4	0861	POOL GUNIT	0	100	14	30	420.00	SF	85.00	85.00	100	1994	1994	3	20	7,140	
5	0911	SCRN RM A	0	100	38	30	1,140.00	SF	17.50	17.50	100	2018	2018	3	78	15,561	
6	0845	KOOL DECK	0	100	0	0	228.00	SF	7.25	7.25	100	1994	1994	3	66	1,091	
7	0811	CONCRETE B	0	100	0	0	1,918.00	SF	5.20	5.20	100	1998	1998	3	73	7,281	

LAND DESCRIPTION

TOTAL OB/XF 40,180

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	000100	C	RES	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 03/04/2024 BY NWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS