LOT 45
IN OR 1371/1869
AMELIA NATIONAL #1 PB 7/48

DAVIDHEISER RICHARD & BARBARA
95001 LANTANA CT
FERNANDINA BEACH, FL 32034

**2026**

**26-2N-28-006A-0045-0000**

## BUILDING CHARACTERISTICS

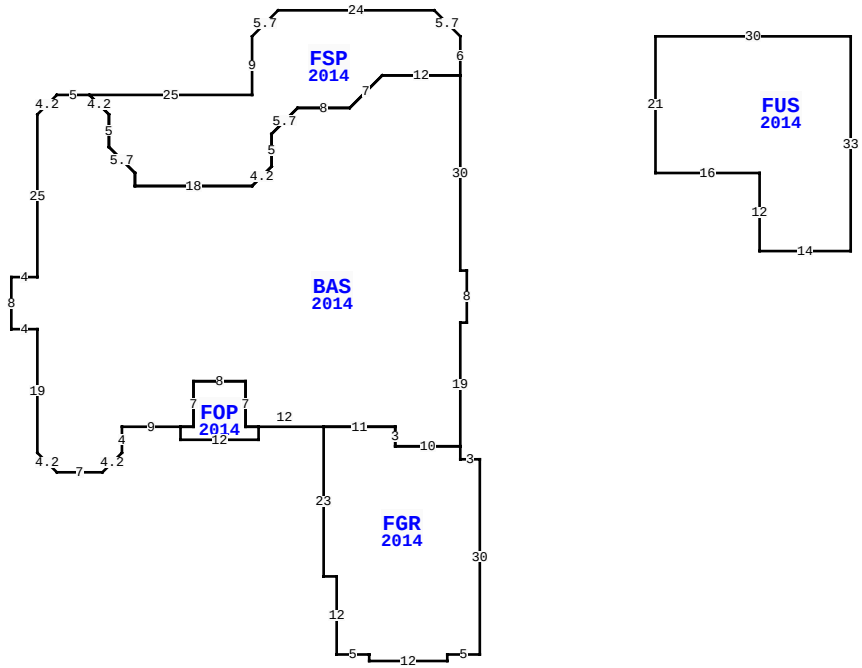
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4042.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,079 | 100 | 2014 | 3,079 | 462,082 |
| FGR | 783 | 55 | 2014 | 431 | 64,682 |
| FOP | 80 | 30 | 2014 | 24 | 3,601 |
| FSP | 728 | 40 | 2014 | 291 | 43,672 |
| FUS | 798 | 100 | 2014 | 798 | 119,760 |
| TOTALS | 5,468 | | | 4,623 | 693,799 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,623 | 95.6707 | 158.81 | 734,179 | 2014 | 2014 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SFR CUST 100% - 2015 Heated Area: 3877 HX Base Yr 2015




95001 LANTANA CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 693,799 |
| TOTAL MARKET OB/XF VALUE | | 3,325 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 897,124 |
| SOH/AGL Deduction | | 497,680 |
| ASSESSED VALUE | | 399,444 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 348,033 |
| TOTAL JUST VALUE | | 897,124 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 914,802 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327660 | CO ISSUED | 0 | 05/23/2014 |
| B1327660 | NEW CONSTR | 452,870 | 09/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1371/1869 | 12/06/2005 | WD | Q | V | | 225,000 |

GRANTOR: AMELIA NATIONAL ENTER

GRANTEE: DAVIDHEISER RICHARD

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2014] U4 L4 W24 D4 L4 S9 W25 BAS=[YR=2014] W5 D3 L3 S25 W4 S8 E4 S19 D3 R3 E7 U3 R3 N4 E9
FOP=[YR=2014] S2 E12 N2 W2 N7 W8 S7 W2 $ E2 N7 E8 S7 E12
FGR=[YR=2014] S23 E2 S12 E5 S1 E12 N1 E5 N30 W3 N2 W10 N3 W11 $ E11 S3 E10 N19 E1 N8 W1 N30 W12 D5 L5 W8 D4 L4 S5 D3 L3 W18 N2 U4 L4 N5 U3 L3 $ D3 R3 S5 D4 R4 S2 E18 U3 R3 N5 U4 R4 E8 U5 R5 E12 N6 $ PTR= E30 FUS=[YR=2014] E30 S33 W14 N12 W16 N21 $ W30 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2014 | 2014 | 3 | 95 | 3,325 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,325

| 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 | 000140 | C | RES GOLF | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS