

CALIENDO FAMILY TRUST/CALIENDO FRANCIS A TRUSTEE
96083 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

46-3N-28-5100-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		20	FACE BRICK 80							0500	11	4,083	131.1446	217.70	888,869	1996	1996	0		0	20.30	79.70	VALUATION BY		STANDARD								
Exterior Wall		16	WD FR STUC 20							1 SFR CUST 100% - 2005 Heated Area: 3621 HX Base Yr 2005														Tax Group: 4		Tax Dist:							
RooF Structur		08	IRREGULAR 100																					BUILDING MARKET VALUE		708,429							
RooF Cover		03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE		110,320							
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET		325,000							
Interior Floo		14	CARPET 70																					TOTAL MARKET VALUE		1,143,749							
Interior Floo		11	CLAY TILE 30																					SOH/AGL Deduction		434,947							
Air Condition		03	CENTRAL 100																					ASSESSED VALUE		708,802							
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE		HX HB		51,411					
Bedrooms			4 100																					BASE TAXABLE VALUE		657,391							
Bathrooms			3.5 100																					TOTAL JUST VALUE		1,143,749							
Frame		02	WOOD FRAME 100																					NCON VALUE		0							
Stories		2.	2. 100																					INCOME VALUE									
Units			0 100																					PREVIOUS YEAR MKT VALUE		1,143,455							
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																												
BAL	200	15	1996	30	5,205																												
BAS	2,441	100	1996	2,441	423,531																												
FGR	616	55	1996	339	58,819																												
FOP	272	30	1996	82	14,227																												
FUS	1,020	100	1996	1,020	176,977																												
PTO	220	5	2013	11	1,909																												
SFB	200	80	2013	160	27,761																												
TOTALS		4,969		4,083	708,429																												
EXTRA FEATURES						96083 HEATH POINT LN, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																	
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	NOTES																	
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520																		
6	0300	BOAT DCK W	0 100	0	0	800.00	SF	40.00	40.00	100	2013	2013	3	64	20,480																		
7	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00	100	2013	2013	05	90	54,000																		
9	0350	CARPORT WD	0 100	0	0	150.00	SF	13.00	13.00	100	2013	2013	3	50	975																		
10	0920	CWALL-WD/M	0 100	0	0	190.00	LF	390.00	390.00	100	2012	2012	3	45	33,345																		
LAND DESCRIPTION																	TOTAL OB/XF 110,320																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS																																	