

LOT 5
IN OR 744 PG 730
LANCEFORD CREEK PLANTATION

DAVIS JUDY
96113 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0005-0000



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	PAGE 1 of 2 4														
Exterior Wall	16	WD FR STUC 100	0500	01	2,877	111.1362	184.49	530,778	1996	2000	0	0	0	12.50	87.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 1997														Heated Area: 2467												
Roof Cover	03	COMP SHNGL 100	HX Base Yr 1997																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
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	2,467	100	1996	2,467	398,245																								
FGR	556	55	1996	306	49,397																								
FOP	84	30	1996	25	4,036																								
FOP	264	30	1996	79	12,753																								
TOTALS			3,371		2,877	464,431																							
EXTRA FEATURES						96113 HEATH POINT LN, FERNANDINA BEACH																							
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												
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500													
4	0911	SCRN RM A	0	100	0	0	994.00	SF	18.00	18.00	100	1996	1996	3	20	3,578													
6	1121	CB 4"	0	100	0	0	26.00	SF	5.00	5.00	100	1996	1996	3	68	88													
7	1122	CB 6"	0	100	0	0	18.00	SF	5.85	5.85	100	1996	1996	3	68	72													
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520													
9	0300	BOAT DCK W	0	100	0	0	1,100.00	SF	40.00	40.00	100	1998	1998	3	24	10,560													
10	1242	WD DECK A	0	100	8	7	56.00	SF	10.00	10.00	100	1998	1998	3	20	112													
11	1076	TRELLIS A	0	100	8	7	56.00	SF	6.00	6.00	100	1998	1998	3	85	286													
13	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	1998	1998	3	20	144													
14	0303	FLT DOCK W	0	100	12	8	96.00	SF	26.00	26.00	100	1998	1998	3	24	599													
LAND DESCRIPTION						TOTAL OB/XF 59,459																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													

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