LOT 10
IN OR 1927/492
LANCEFORD CREEK PLANTATION

DOBBS WILLIAM F JR
96273 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0010-0000

BUILDING CHARACTERISTICS

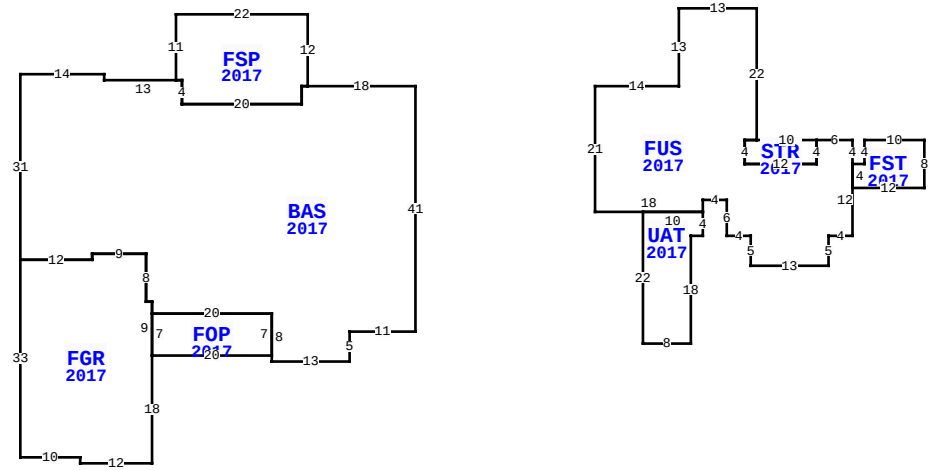
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	2,426	100	2017	2,426	525,630
FGR	740	55	2017	407	88,182
FOP	140	30	2017	42	9,100
FSP	323	40	2017	129	27,950
FST	88	55	2017	48	10,400
FUS	1,021	100	2017	1,021	221,215
STR	48	10	2017	5	1,083
UAT	184	10	2017	18	3,900
TOTALS	4,970			4,096	887,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,096	135.3264	224.64	920,125	2017	2017	0	0	0	3.55	96.45

1 SFR CUST 100% - 2019 Heated Area: 3447 HX Base Yr 2019



96273 HEATH POINT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		887,461
TOTAL MARKET OB/XF VALUE		123,150
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		1,335,611
SOH/AGL Deduction		526,248
ASSESSED VALUE		809,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		757,952
TOTAL JUST VALUE		1,335,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,328,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633365	CO ISSUED	0	09/20/2017
B1700818	SWIM POOL	30,000	04/01/2017
B1633365	NEW CONSTR	431,215	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0492	7/11/2014	WD	Q	V	01	350,000
GRANTOR: MATHES WALLACE E JR T						
GRANTEE: DOBBS WILLIAM F JR						
0709/1245	7/21/1994	QC	Q	V	06	25,000
GRANTOR: MATHES MARK M						
GRANTEE: MATHES WALLACE E JR						

EXTRA FEATURES

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	0920	CWALL-WD/M	0	100	0	0	270.00	LF	390.00	390.00	100	2017	2017	3	70	73,710	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
10	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FSP=[YR=2017] N12 W22 S11 E1 S4 E20 N3 E1$ W1 S3 W20 N4 W13 N1 W14 S31 FGR=[YR=2017] S33 E10 S1 E12 N18 FOP=[YR=2017] E20 N7 W20 S7$ N9 W1 N8 W9 S1 W12$ E12 N1 E9 S8 E1 S2 E20 S8 E13 N5 E11 N41$ PTR= E30 FUS=[YR=2017] E14 N13 E13 S22 STR=[YR=2017] E10 S4 W12 N4 E2$ W2 S4 E12 N4 E6 S4 FST=[YR=2017] E2 N4 E10 S8 W12 N4$ S12 W4 S5 W13 N5 W4 N6 W4 S2 UAT=[YR=2017] S4 W2 S18 W8 N22 E10$ W18 N21$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 123,150

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 03/04/2024 BY NWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS