

LOT 11
IN OR 2842/222
LANCEFORD CREEK PLANTATION

MEYER MCADOO FAMILY TRUST/MCADOO JOHN HART TRUSTEE
96290 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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
BAL	72	15	2008	11	2,263
BAL	118	15	2008	18	3,703
BAL	592	15	2008	89	18,307
BAS	1,918	100	2008	1,918	394,535
FCP	495	25	2008	124	25,507
FCP	600	25	2008	150	30,856
FOP	72	30	2008	22	4,526
FOP	118	30	2008	35	7,199
FOP	120	30	2008	36	7,405
FSP	163	40	2008	65	13,371
TOTALS	7,344			4,536	933,060

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	100	6	600.00	SF	40.00
2	0350	CARPORT WD	0	100	14	16	224.00	SF	13.00
3	0303	FLT DOCK W	0	100	22	12	264.00	SF	26.00
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
7	0300	BOAT DCK W	0	100	14	16	224.00	SF	40.00
9	0409	ELEVATOR R	0	100	0	0	1.00	UT	13,260.00
10	0920	CWALL-WD/M	0	100	0	0	550.00	LF	390.00

** This building has 19 Sub-Areas

96290 HEATH POINT LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE

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

TOTAL OB/XF 198,735

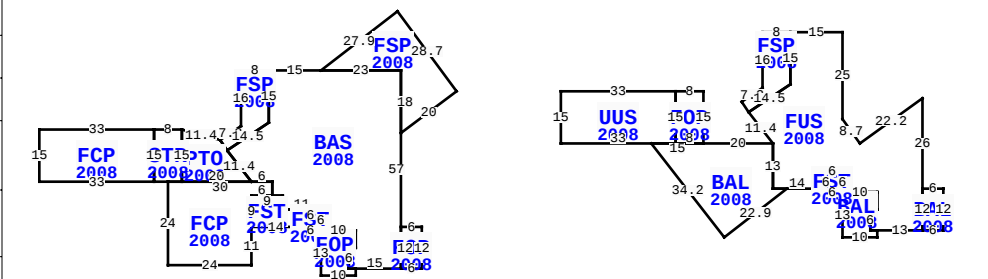
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.60	325,000.00	520,000.00	520,000							

REVIEW DATE	04/30/2024	BY	KBA	Total Acres:	0.00	Total Land Value:	520,000	Market:	0	Agricultural:	0	Common:	520,000	PRINTED 07/09/2026 BY SYS
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MARKET ADJUSTMENTS

1 SFR CUST 100% - 2009 Heated Area: 3364 HX Base Yr 2009



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	
Tax Dist:		
BUILDING MARKET VALUE		933,060
TOTAL MARKET OB/XF VALUE		198,735
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		1,651,795
SOH/AGL Deduction		489,917
ASSESSED VALUE		1,161,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,110,467
TOTAL JUST VALUE		1,651,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,644,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21160	REMODEL	0	03/01/2008
E19120	ELEC OTHER	8,500	04/01/2007
M12769	MECH OTHER	0	03/01/2007
P12271	OTHER	0	03/01/2007
C18398	CO ISSUED	0	08/01/2006
R09631	REPAIR/RRF	10,000	08/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2842/222	1/20/2026	WD	U	I	11
GRANTOR: MCADOO NANCY M TRUST					
GRANTEE: MEYER MCADOO FAMILY					
1937/0356	9/08/2014	QC	U	I	11
GRANTOR: JOHN H MCADOO TRUST					
GRANTEE: NANCY M MCADOO TRUS					

BUILDING NOTES

FSP=[YR=2008] U23 L17 D17 L22 BAS=[YR=2008] W15
FSP=[YR=2008] W8 S16 L6 D4 PTO=[YR=2008] U3 L11
STR=[YR=2008] W8 FCP=[YR=2008] W33 S15 E33 N15 \$ S15 E4
FCP=[YR=2008] S24 E24 N11 FST=[YR=2008] E14 FST=[YR=2008]
S1 E6 FOP=[YR=2008] S13 E10 N2 W2 N6 E2 N5 W10 \$ N6 W6 S5 \$
N5 W5 N4 W9 S9 \$ N9 E6 N4 W30 \$ E4 N15 \$ S15 E20 U9 L7 U3
L2 \$ D3 R2 R12 U8 N15 \$ S15 D8 L12 D9 R7 E6 S4 E3 S4
E11 S6 E10 S5 W2 S6 E15 FOP=[YR=2008] E6 N12 W6 S12 \$ N57
W23 \$ E23 S18 R16 U12 \$ PTR= E30 UUS=[YR=2008] E33
FOP=[YR=2008] E8 S15 BAL=[YR=2008] E20 FUS=[YR=2008] U9
L7 FSP=[YR=2008] U3 L2 U4 R6 N16 E8 S15 D8 L12 \$ R12
U8 N15 E15 S25 D7 R5 U13 R18 S26 BAL=[YR=2008] E6 S12