

LOT 12
LANCEFORD CREEK PLANTATION
PB 5/110-111

KEMP STEVEN S
96294 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0012-0000



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	20	FACE BRICK 60	0500	11	6,143	132.9240	220.65	1,355,453	1996	2003	0	0	0 14.10	85.90	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 40	1 SFR CUST 100% - 2016												Heated Area: 5445														
Roof Structure	08	IRREGULAR 100													HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 60																											
Interior Floor	12	HARDWOOD 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 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	91	15	1996	14	2,653																								
BAL	332	15	2008	50	9,477																								
BAS	1,315	100	1996	1,315	249,243																								
BAS	84	100	2008	84	15,922																								
BAS	537	100	2008	537	101,782																								
BAS	640	100	2008	640	121,305																								
BAS	476	100	2009	476	90,220																								
FGR	276	55	1996	152	28,810																								
FGR	725	55	2009	399	75,626																								
FOP	32	30	1996	10	1,896																								
TOTALS			7,145	6,143,164,334																									
EXTRA FEATURES			96294 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												
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520													
3	0911	SCRN RM A	0	100	0	0	1,362.00	SF	18.00	18.00	100	2000	2000	3	20	4,903													
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2012	2012	05	90	54,000													
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150													
13	0300	BOAT DCK W	0	100	16	10	160.00	SF	50.00	50.00	100	2008	2008	3	44	3,520													
14	0300	BOAT DCK W	0	100	195	5	975.00	SF	50.00	50.00	100	2008	2008	3	44	21,450													
15	0300	BOAT DCK W	0	100	20	10	200.00	SF	50.00	50.00	100	2008	2008	3	44	4,400													
16	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2008	2008	3	27	621													
17	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2008	2008	3	44	2,288													
18	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2008	2008	3	27	540													
TOTAL OB/XF 96,392																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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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