

LOT 34
IN OR 1892/785
LANCEFORD CREEK PLANTATION

RASSMAN ROGER G & MERRY J
96086 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,752	100	1994	1,752	292,871
FGR	562	55	1994	309	51,654
FOP	174	30	1994	52	8,693
FUS	1,176	100	1994	1,176	196,585
PTO	120	5	2007	6	1,003
USP	480	30	2018	144	24,072

TOTALS	4,264			3,439	574,877
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0860	POOL/SPA	0 100	14	0	1.00	UT	50,000.00	50,000.00
5	0911	SCRN RM A	0 100	38	30	1,140.00	SF	18.00	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 03/04/2024 BY NWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,439	114.7608	190.50	655,130	1994	2000	0	0	12.25	87.75
1 SFR CUST 100% - 2014 Heated Area: 2928 HX Base Yr 2014											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/27/2026 MLU											

96086 HEATH POINT LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					574,877				
TOTAL MARKET OB/XF VALUE					60,205				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					800,082				
SOH/AGL Deduction					331,669				
ASSESSED VALUE					468,413				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					417,002				
TOTAL JUST VALUE					800,082				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					732,971				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112903	(18) WINDOWS	42,189	09/23/2021
19088607	DOOR - 1	1,117	10/01/2019
B1801957	SCRN ENCLSRE	36,017	03/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1892/0785	12/06/2013	WD	Q	I	02	385,000	
GRANTOR: HOWINGTON MICHAEL D &							
GRANTEE: RASSMAN ROGER G & M							
1133/0374	4/29/2003	WD	U	I	07	100	
GRANTOR: VARMA SAMIT K & JACOB							
GRANTEE: HOWINGTON MICHAEL D							

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=1994] W4 BAS=[YR=1994] W34 N10 USP=[YR=2018] N20
PTO=[YR=2007] N5 W24 S5 E24\$ W24 S20 E24\$ W24 S7 W17 S26 E17
S3 E1 FOP=[YR=1994] S6 E29 N6 W29\$ E31 N3 E8 N20 E18 N3\$ S3
W18 S25 E22 N28\$ PTR=E10 FUS=[YR=1994] E58 S6 E5 S5 W5 S16
W11 N12 W4N2 W10 S5 W5 S7 W5 N7 W14 S7 W5 N7 W4 N18\$ W10\$.

TOTAL OB/XF									
60,205									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

Market: 0 Agricultural: 0 Common: 165,000

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