LOT 35
IN OR 1229/1369
LANCEFORD CREEK PLANTATION

SCARBOROUGH HARDY & SUSAN
96038 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0035-0000

BUILDING CHARACTERISTICS

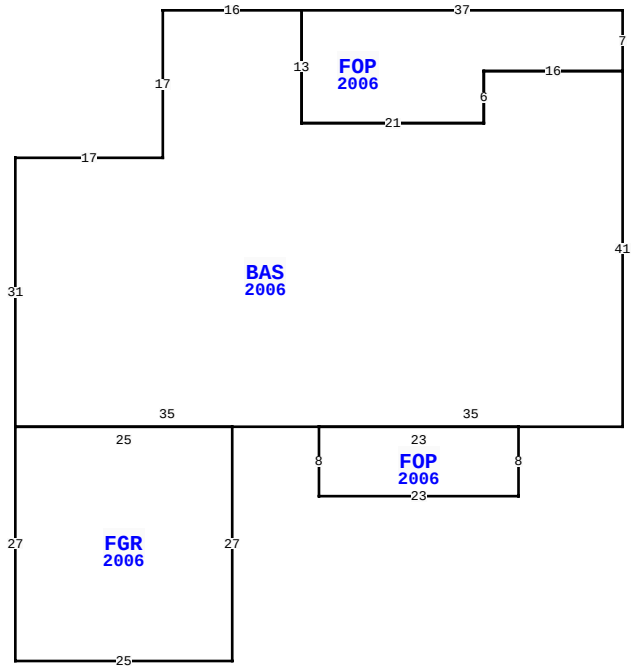
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,686	100	2006	2,686	454,104
FGR	675	55	2006	371	62,723
FOP	184	30	2006	55	9,299
FOP	385	30	2006	116	19,611
TOTALS	3,930			3,228	545,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,228	112.5390	186.81	603,023	2006	2006	0	0	0	9.50	90.50

1 SFR CUST 100% - 2007 Heated Area: 2686 HX Base Yr 2007



96038 HEATH POINT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		545,736
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		713,816
SOH/AGL Deduction		307,965
ASSESSED VALUE		405,851
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		354,440
TOTAL JUST VALUE		713,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		674,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08712	REPAIR/RRF	5,000	12/01/2005
M10734	MECH OTHER	0	12/01/2005
E16152	ELEC OTHER	3,500	11/01/2005
P10294	OTHER	3,500	11/01/2005
C16455	CO ISSUED	215,000	10/01/2005
B16455	NEW CONSTR	215,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1229/1369	5/11/2004	WD	Q	V		88,000
GRANTOR: WINCH KEVIN F						
GRANTEE: SCARBOROUGH HARDY &						
1031/0474	1/16/2002	WD	Q	V		65,000
GRANTOR: ONTOS PROPERTIES LLC						
GRANTEE: WINCH KEVIN F						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W37 BAS=[YR=2006] W16 S17 W17 S31
FGR=[YR=2006] S27 E25 N27 W25 $ E35 FOP=[YR=2006] S8 E23 N8 W23 $ E35 N41 W16 S6 W21 N13 $ S13 E21 N6 E16 N7 $.

EXTRA FEATURES

LN	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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS