LOT 36
LANCEFORD CREEK PLANTATION
PB 5/110-111

CHANEY ROBERT GLYNN & LAVONDA J
96022 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0036-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

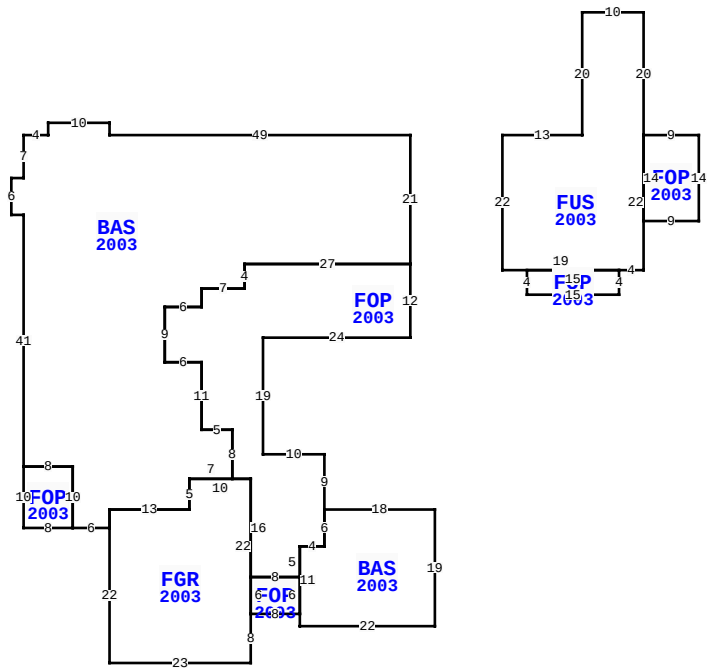
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	394	100	2003	394	84,860
BAS	2,481	100	2003	2,481	534,358
FGR	625	55	2003	344	74,091
FOP	48	30	2003	14	3,015
FOP	60	30	2003	18	3,877
FOP	80	30	2003	24	5,169
FOP	126	30	2003	38	8,184
FOP	836	30	2003	251	54,060
FUS	706	100	2003	706	152,058
TOTALS	5,356			4,270	919,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,270	145.7808	242.00	1,033,340	2003	2003	0	0	0	11.00	89.00

1 SFR CUST 100% - 2022 Heated Area: 3581 HX Base Yr 2022



96022 HEATH POINT LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		919,673
TOTAL MARKET OB/XF VALUE		63,904
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		1,148,577
SOH/AGL Deduction		282,057
ASSESSED VALUE		866,520
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		815,109
TOTAL JUST VALUE		1,148,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,078,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17494	H/AC	0	08/01/2012
B0209791	CO ISSUED	0	04/08/2003
B0209791	NEW CONSTR	275,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2848/982	2/20/2026	WD	Q	I	01	1,325,000
GRANTOR: FLEEMAN WILLIAM JOHN						
GRANTEE: CHANEY ROBERT GLYNN						
2517/1853	11/29/2021	SW	U	I	11	100
GRANTOR: FLEEMAN WILLIAM J III						
GRANTEE: FLEEMAN WILLIAM J I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W49 N2 W10 S2 W4 S7 W2 S6 E2 S41 FOP=[YR=2003] S10 E8 N10 W8 $ E8 S10 E6 FGR=[YR=2003] S22 E23 N8 FOP=[YR=2003] E8 BAS=[YR=2003] S2 E22 N19 W18 FOP=[YR=2003] N9 W10 N19 E24 N12 W27 S4 W7 S3 W6 S9 E6 S11 E5 S8 E3 S16 E8 N5 E4 N6 $ S6 W4 S11 $ N6 W8 S6 $ N22 W10 S5 W13 S3 $ N3 E13 N5 E7 N8 W5 N11 W6 N9 E6 N3 E7 N4 E27 N21$ PTR= E15 FUS=[YR=2003] E13 N20 E10 S20 FOP=[YR=2003] E9 S14 W9 N14 $ S22 W4 FOP=[YR=2003] S4 W15 N4 E15 $ W19 N22 $ W15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2003	2003	3	20	3,000	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2003	2003	05	85	51,000	
7	1126	CB/STC 8"	0	100	0	0	995.00	SF	8.00	8.00	100	2003	2003	3	80	6,368	
8	1076	TRELLIS A	0	100	11	8	88.00	SF	7.50	7.50	100	2003	2003	3	85	561	

LAND DESCRIPTION

TOTAL OB/XF 63,904

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