

LOT 14
IN OR 815/591
LANCEFORD CREEK PLANTATION

MCALLISTER WAYLAND W & KAY K
PO BOX 15309
FERNANDINA BEACH, FL 32035-3106

2023

46-3N-28-5100-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,047	100	3,047	378,940
BAS	484	100	484	60,193
FCP	452	25	113	14,053
FOP	28	30	8	995
FOP	70	30	21	2,612
FSP	630	40	252	31,340
UOP	48	20	10	1,243
TOTALS	4,759		3,935	489,376

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0300	BOAT DCK W	0	100	0	0	1,508.00	SF	40.00
9	0855	CONC PAVER	0	100	0	0	3,475.00	SF	3.00
10	0855	CONC PAVER	0	100	0	0	4,350.00	SF	3.00
11	0920	CWALL-WD/M	0	100	0	0	135.00	LF	390.00
12	0310	AL GANG WY	0	100	0	0	25.00	LF	115.00
13	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
14	0350	CARPORT WD	0	100	32	16	512.00	SF	13.00
15	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,935	104.5170	148.94	586,079	1989	2000	0	0	0	16.50	83.50	
1 SFR CUST - 100% - 2006 Heated Area: 3531 HX Base Yr 2006													

TOTAL OB/XF 92,103													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

TOTAL OB/XF 92,103													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					519,258				
TOTAL MARKET OB/XF VALUE					92,103				
TOTAL LAND VALUE - MARKET					325,000				
TOTAL MARKET VALUE					936,361				
SOH/AGL Deduction					347,169				
ASSESSED VALUE					589,192				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					539,192				
TOTAL JUST VALUE					936,361				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					752,894				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226582	REMODEL	3,900	11/01/2012
B21703	GARAGE	22,800	07/01/2008
R11416	REPAIR/RRF	2,000	07/01/2008
B20866	HURRICANE SHEILDS	5,315	12/01/2007
E16799	ELEC OTHER	0	02/01/2006
981106	GARAGE	0	06/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0815/0591	12/02/1997	WD	Q	I		285,000			
GRANTOR: STEVENS CLYDE D & MYR									
GRANTEE: MCALLISTER WAYLAND									
0494/1122	8/01/1986	WD	U	V		40,000			
GRANTOR: THIRD MILLENNIUM INC									
GRANTEE: STEVENS CLYDE &									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W27 FSP=[YR=2019] N18 W11 UOP=[YR=2006] N4 W12 S4 E12\$ W24 S18 E35\$ W49 S53 E16 N7 E13 FOP=[YR=1993] S3 FCP=[YR=2006] S24 E20 N22 W14 N2W6\$ E6 N5 W5 S2 W1\$ E1 N2 E5 S7 E14 N6 BAS=[YR=2006] E22 N8 FOP=[YR=2006] E5 N14 W5 S14\$ N14 W22 S22\$ N22 E27 N23\$.									

MCALLISTER WAYLAND W & KAY K
PO BOX 15309
FERNANDINA BEACH, FL 32035-3106

46-3N-28-5100-0014-0000

[illegible]