LOT 15
LANCEFORD CREEK PLANTATION
PB 5/110-111

REARICK MICHAEL ANTHONY & ANGELA MARIE
5931 CLAYBOURNE DRIVE
BARGERSVILLE, IN 46240

2023

46-3N-28-5100-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LANCEFORD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	44,226
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	369,226
SOH/AGL Deduction	3,219
ASSESSED VALUE	366,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,007
TOTAL JUST VALUE	369,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1887	5/05/2021	WD	Q	I	01	385,000
GRANTOR: MCALLISTER WAYLAND W						
GRANTEE: REARICK MICHAEL ANT						
0906/0628	11/02/1999	WD	Q	V		120,000
GRANTOR: EAST MARY ANN						
GRANTEE: MCALLISTER WAYLAND						

BUILDING NOTES

BUILDING DIMENSIONS

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	0920	CWALL-WD/M	0	0	0	0	126.00	LF	390.00	390.00	100	2019	2019	3	90	44,226	

LAND DESCRIPTION

TOTAL OB/XF 44,226

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	000130	C	SFR WATER	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 01/13/2020 BY TWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/02/2023 BY SYS