

LOT 20
IN OR 2050/798
LANCEFORD CREEK PLANTATION

KINSLEY PETER MICHAEL & DAWN M
96125 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0020-0000



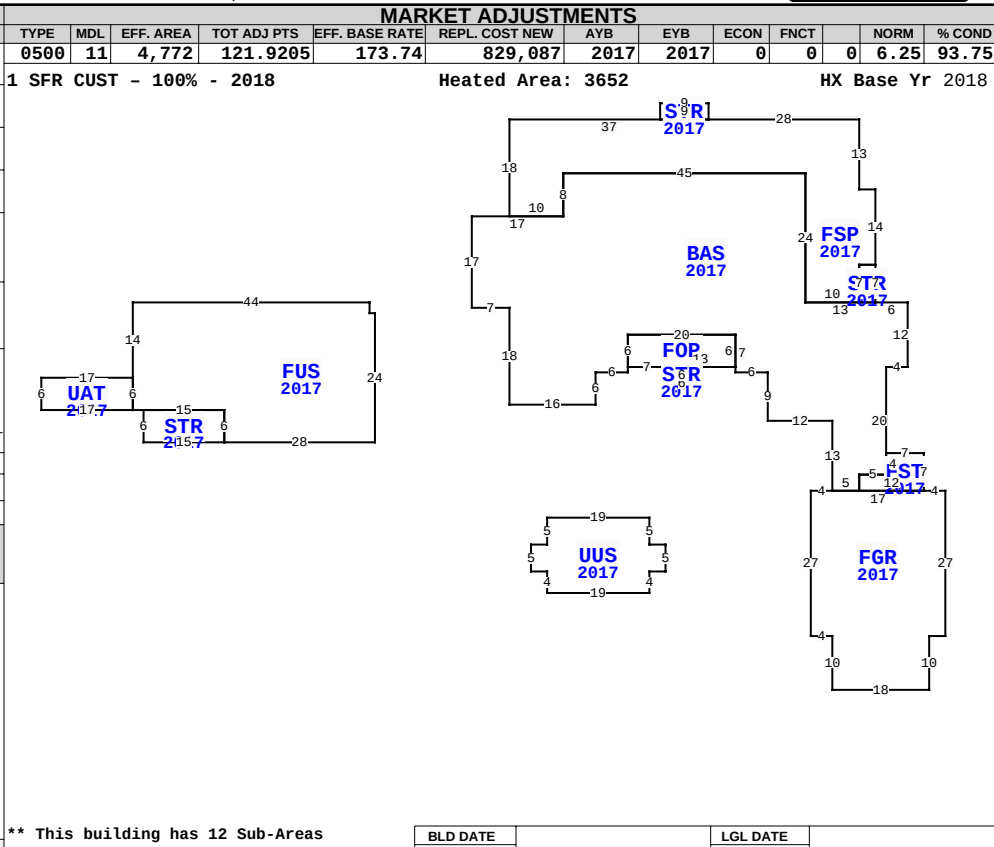
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,586	100	2,586	421,211
FGR	855	55	470	76,554
FOP	120	30	36	5,864
FSP	1,012	40	405	65,967
FST	64	55	35	5,701
FUS	1,066	100	1,066	173,632
STR	18	10	2	325
STR	21	10	2	325
STR	27	10	3	488
STR	90	10	9	1,466
TOTALS	6,257		4,772	777,269

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00
2	0855	CONC PAVER	0	100	0	0		2,320.00	SF 10.00
3	0855	CONC PAVER	0	100	0	0		357.00	SF 10.00

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



TOTAL OB/XF									
29,887									

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29,887									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
777,269									
TOTAL MARKET OB/XF VALUE									
29,887									
TOTAL LAND VALUE - MARKET									
325,000									
TOTAL MARKET VALUE									
1,132,156									
SOH/AGL Deduction									
439,999									
ASSESSED VALUE									
692,157									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
642,157									
TOTAL JUST VALUE									
1,132,156									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
925,617									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632976	CO ISSUED	0	08/08/2017
B1632976	NEW CONSTR	493,000	09/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2050/0798	6/03/2016	QC	U	V	11		100
GRANTOR: KINSLEY PETER MICHAEL							
GRANTEE: KINSLEY PETER MICHA							
2009/1726	10/16/2015	WD	Q	I	01		265,000
GRANTOR: GILES KAREN T							
GRANTEE: KINSLEY PETER MICHA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W6 STR=[YR=2017] N7 FSP=[YR=2017] N14 W3 N13 W28 STR=[YR=2017] N3 W9 S3 E9\$ W37 S18 E10 N8 E45 S24 E10 N7 E3\$ W3 S7 E3\$ W13 N24 W45 S8 W17 S17 E7 S18 E16 N6 E6 N1 FOP=[YR=2017] E7 STR=[YR=2017] S3 E6 N3 W6\$ E13 N6 W20 S6\$ N6 E20 S7 E6 S9 E12 S13 FGR=[YR=2017] W4 S27 E4 S10 E18 N10 E3 N27 W4 FST=[YR=2017] N7 W7 S4 W5 S3 E12\$ W17\$ E5 N3 E5 N20 E4 N12\$ PTR= W100 FUS=[YR=2017] W44 S14 UAT=[YR=2017] W17 S6 E17 N6 \$ S6 E2 STR=[YR=2017] S6 E15 N6 W15 \$ E15 S6 E28 N24 W1 N2\$ E100\$ PTR= S45 W45 UUS=[YR=2017] W3 N5 W19 S5 W3 S5 E3 S4 E19 N4 E3 N5\$ E45 N45\$.									