

MARTIN CHERYL M & RAY A
96166 LANCEFORD LN
FERNANDINA BEACH, FL 32034

46-3N-28-5100-0026-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE								460,770
TOTAL MARKET OB/XF VALUE								45,849
TOTAL LAND VALUE - MARKET								155,250
TOTAL MARKET VALUE								661,869
SOH/AGL Deduction								237,822
ASSESSED VALUE								424,047
TOTAL EXEMPTION VALUE				HX HB				50,000
BASE TAXABLE VALUE								374,047
TOTAL JUST VALUE								661,869
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								499,060
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
R1313309		ROOF			15,000		01/01/2013	
9905754		XFOB			7,000		02/01/1999	
985500		SWIM POOL			23,000		10/01/1998	
951964		NEW CONSTR			0		07/01/1995	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/1515		8/03/2018		WD	Q	I	02	473,000
GRANTOR: OROZCO SERGIO II & DA								
GRANTEE: MARTIN CHERYL M & R								
2057/0491		9/09/2015		WD	Q	I	01	436,900
GRANTOR: DE MAILLE EDMOND & MA								
GRANTEE: OROZCO SERGIO II &								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1995] W16 S6 FOP=[YR=1995] W28 S6 L1 D1 D2 R2 R2 U2 E7 D2 R2 S1 E16 N10\$ S10 W16 N1 U2 L2 W7 D2 L2 L2 U2 U1 R1 N6 W16 S29 BAS=[YR=2018] S28 E23 N8 FOP=[YR=1995] E11 STR=[YR=2018] S5 E6 N5 W6\$ E19 N8 W30 S8 \$ N20 W23 \$ E23 S12 E30 N3 E7 N44 \$ PTR= W85 S20 FDG=[YR=1995] W25 N31 E25 S31\$ E85 N20 \$ PTR= W85 N25 UST=[YR=1995] W10 N31 E10 S31\$ S25 E85\$ PTR= W85 S70FUS=[YR=2018] W12 N20 W5 N4 E6 UST=[YR=2018] N2 W6 N10 E8 S12 W2\$ E9 STR=[YR=2018] N5 E3 S8 W3 N3\$ S3E3 S3 W1 S18\$ N70 E85\$.								
ND LUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV								
55,250								
Common: 155,250 PRINTED 08/02/2023 BY SYS								