

LOT 27
LANCEFORD CREEK PLANTATION
PB 5/110-111

DRUMMY THOMAS J JR
96130 LANCEFORD LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0027-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	16	WD FR STUC 60	0500	01	3,397	108.9280	155.22	527,282	1996	2006	0	0	0	7.80	92.20	VALUATION BY STANDARD																									
Exterior Wall	31	HARDIE BRD 40	1 SFR CUST - 100% - 2023													Heated Area: 2899													HX Base Yr 2023												
Roof Structure	08	IRREGULAR 100														Tax Group: 4													Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE													486,154												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE													20,243												
Interior Floor	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET													155,250												
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE													661,647												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													0												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													661,647												
Bedrooms	4	100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Bathrooms	3.5	100														BASE TAXABLE VALUE													611,647												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													661,647												
Stories	1.	1. 100	NCON VALUE													0																									
Units	0	100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													483,937																									
Quality			03	Quality Level 03																																					
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	2,007	100	2,007	287,228																																					
BAS	500	100	500	71,556																																					
BAS	192	100	192	27,477																																					
BAS	200	100	200	28,623																																					
FGR	676	55	372	53,238																																					
FOP	149	30	45	6,440																																					
FOP	64	30	19	2,719																																					
FSP	151	40	60	8,587																																					
STP	24	10	2	286																																					
TOTALS			3,963	3,397	486,154																																				
EXTRA FEATURES			96130 LANCEFORD LN, FERNANDINA BEACH																																						
L N	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	0810	CONCRETE A	0	100	0	0	1,992.00	SF	6.50	6.50	100	1996	1996	3	73	9,452																									
2	0855	CONC PAVER	0	100	0	0	1,090.00	SF	10.00	10.00	100	2020	2020	3	99	10,791																									
TOTAL OB/XF																		20,243																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	135,000.00	155,250.00	155,250																								
REVIEW DATE 03/05/2021 BY KW Total Acres: 0.00 Total Land Value: 155,250 Market: 0 Agricultural: 0 Common: 155,250 PRINTED 08/02/2023 BY SYS																																									