

LOT 30
IN OR 2022/1145
LANCEFORD CREEK PLANTATION

HEYMANN RONALD M JR & RAEGAN
96042 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	1,789	254,050
FGR	700	55	385	54,672
FOP	256	30	77	10,934
FSP	673	40	269	38,199
FUS	328	100	328	46,578
FUS	840	100	840	119,285

TOTALS	4,586		3,688	523,721
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EXTRA FEATURES	
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	0500	FP-PRE FAB	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	
4	0500	FP-PRE FAB	0	100	0	0	

LAND DESCRIPTION	
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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	000100	C	SFR	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	01/19/2023	BY	DJA	Total Acres:	0.00	Total Land Value:	155,250	Market:	0	Agricultural:	0	Common:	155,250	PRINTED 08/02/2023 BY	SY
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,688	108.6750	154.86	571,124	1994	2010	0	0	8.30	91.70
1 SFR CUST - 100% - 2017											
Heated Area: 2957											
HX Base Yr 2017											

96042 LANCEFORD LN, FERNANDINA BEACH	
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/08/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF	34,714
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		523,721	
TOTAL MARKET OB/XF VALUE		34,714	
TOTAL LAND VALUE - MARKET		155,250	
TOTAL MARKET VALUE		713,685	
SOH/AGL Deduction		267,945	
ASSESSED VALUE		445,740	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		395,740	
TOTAL JUST VALUE		713,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429137	ADDITION	20,000	08/01/2014
P014890	ADDITION	0	08/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2022/1145	1/07/2016	WD U	I	11	100
GRANTOR: HEYMANN RONALD M JR &					
GRANTEE: HEYMANN RONALD M JR					
2013/0039	11/05/2015	WD Q	I	01	535,000
GRANTOR: COLE WILSON DALE & AM					
GRANTEE: HEYMANN RONALD M JR					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=1994] W28 FSP=[YR=2014] N4W19N11 W20 S18	
BAS=[YR=1994] S10 W26 S21 E8 S3 E9 S2 FOP=[YR=1994] S8 E32	
N8 W32\$ E32 N2 E9 N3 E7 N21 W18 N10W21\$E21 S10 E18 N13\$ S25	
E28 N25\$ PTR=E20 FUS=[YR=1994] E32 S24 W4 S6 W4 N6 W6 S6 W4	
N6 W6 S6 W4 N6 W4 N24\$ W20\$ PTR=N20 FUS=[YR=1994] N10 E28 S10	
W7 S6 W4 N6 W6 S6 W4 N6 W7\$ S20\$.	