

LOT 33
LANCEFORD CREEK PLANTATION
PB 5/110-111

TERRY JAMES L & DEBORAH FISHER
96120 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0033-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
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	4.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4080.00		

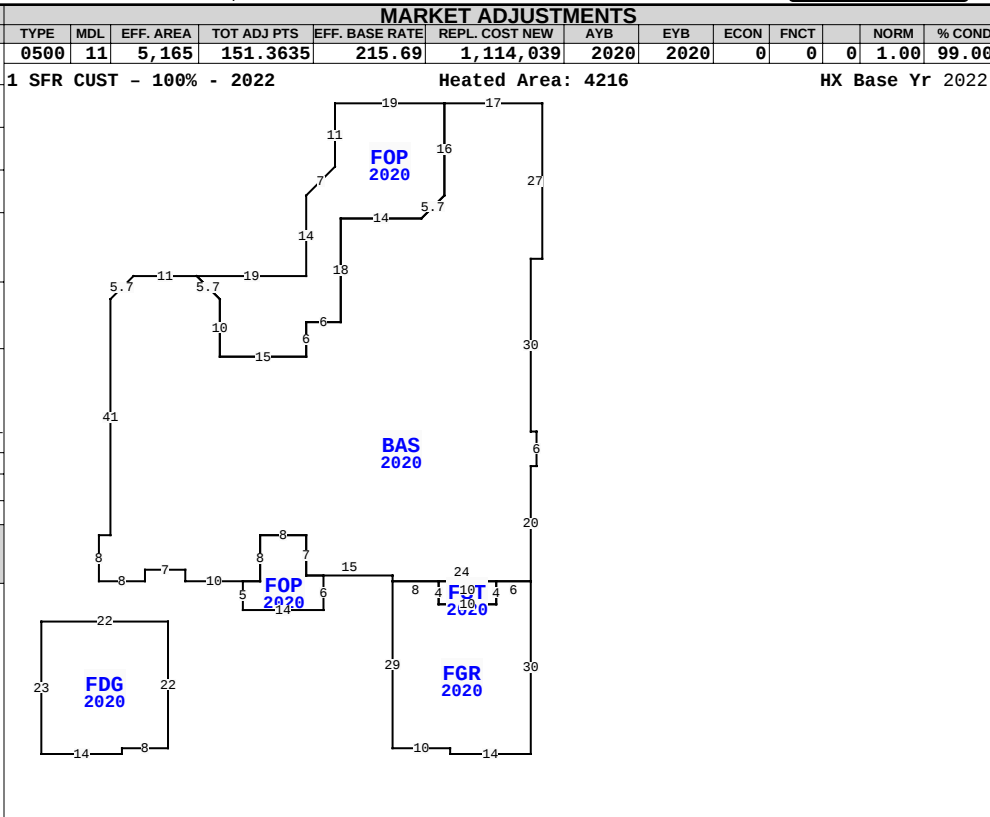
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,216	100	4,216	900,256
FDG	498	60	299	63,846
FGR	670	55	368	78,580
FOP	137	30	41	8,755
FOP	731	30	219	46,764
FST	40	55	22	4,698

TOTALS	6,292	5,165	1,102,899
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EXTRA FEATURES									
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,350.00	SF	10.00	10.00
2	0812	CONCRETE C	0 100	0	0	1,440.00	SF	4.00	4.00
3	0911	SCRN RM A	0 100	0	0	1,095.00	SF	21.88	21.88
4	0861	POOL GUNIT	0 100	18	18	324.00	SF	106.25	106.25
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
6	0855	CONC PAVER	0 100	0	0	771.00	SF	10.00	10.00
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	7,500.00	7,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00

REVIEW DATE 03/05/2021 BY KW



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/08/2023
INC DATE		AG DATE	MLU

BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
			2020	2020	3	99	13,365	
			2020	2020	3	99	5,702	
			2020	2020	3	93	22,276	
			2020	2020	3	95	32,704	
			2020	2020	3	93	930	
			2020	2020	3	99	7,633	
			2020	2020	3	93	6,975	

TOTAL OB/UF									
89,585									

Total Acres: 0.00 Total Land Value: 155,250 Market: 0 Agricultural: 0 Common: 155,250

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,102,899	
TOTAL MARKET OB/XF VALUE		89,585	
TOTAL LAND VALUE - MARKET		155,250	
TOTAL MARKET VALUE		1,347,734	
SOH/AGL Deduction		404,769	
ASSESSED VALUE		942,965	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		892,965	
TOTAL JUST VALUE		1,347,734	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,005,226	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901628	CO ISSUED	0	02/27/2020
B1908194	SWIM POOL	40,000	07/25/2019
B1901628	NEW CONSTR	594,096	03/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2458/1724	3/19/2021	WD Q	I	01	
GRANTOR: DIETRICH PETER T & TR					
GRANTEE: TERRY JAMES L & DEB					
2458/1721	3/19/2021	QC U	I	11	100
GRANTOR: DIETRICH PETER T & TR					
GRANTEE: DIETRICH PETER T &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FOP=[YR=2020] W19 S11 D5 L5 S14 W19 D4 R4 S10 E15 N6 E6 N18 E14 U4 R4 N16\$ S16 D4 L4 W14 S18 W6 S6 W15 N10 U4 L4 W11 D4 L4 S41 W2 S8 E8 N2 E7 S2 E10 FOP=[YR=2020] S5 E14 N6 W3 N7 W8 S8 W3\$ E3 N8 E8 S7 E15 S1 FGR=[YR=2020] S29 E10 S1 E14 N30 W6 FST=[YR=2020] W10 S4 E10 N4\$ S4 W10 N4 W8\$ E24 N20 E1 N6 W1 N30 E2 N27\$ PTR= S90 W65 FDG=[YR=2020] W22 S23 E14 N1 E8 N22\$ E65 N90\$.									

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