LOT 3
SPENCER COVE PB 6/142

FOTTA KEITH A & CHRISTEN E
830 FRANKLIN ST
DUXBURY, MA 02332

2023

46-3N-28-578S-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

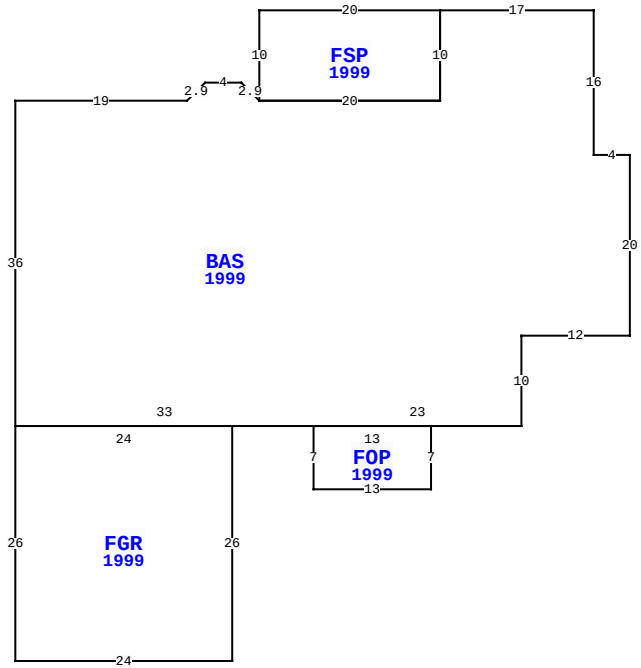
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,486	100	2,486	335,671
FGR	624	55	343	46,314
FOP	91	30	27	3,645
FSP	200	40	80	10,802
TOTALS	3,401		2,936	396,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,936	107.0660	152.57	447,946	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 2486 HX Base Yr



96226 LANCEFORD LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	396,432
TOTAL MARKET OB/XF VALUE	16,686
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	548,118
SOH/AGL Deduction	76,756
ASSESSED VALUE	471,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,362
TOTAL JUST VALUE	548,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996295	NEW CONSTR	122,525	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/0263	4/26/2021	WD	Q	I	01	500,100
GRANTOR: MOORE JUDITH B LIV TR						
GRANTEE: FOTTA KEITH A & CHR						
2149/0041	9/22/2017	SW	U	I	11	100
GRANTOR: MOORE JUDITH B						
GRANTEE: MOORE JUDITH B LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W4 N16 W17 FSP=[YR=1999] W20 S10 E20 N10 $
S10 W20 L2 U2 W4 D2 L2 W19 S36 FGR=[YR=1999] S26 E24N26
W24 $ E33 FOP=[YR=1999] S7 E13 N7 W13 $ E23 N10 E12 N20 $.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	54	3	162.00	SF	10.00	10.00	100	1999	1999	3	79	1,280	
2	0855	CONC PAVER	0	0	0	0	1,578.00	SF	10.00	10.00	100	1999	1999	3	79	12,466	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 16,686

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 09/25/2018 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS