

LOT 14
IN OR 815/591
LANCEFORD CREEK PLANTATION

MCALLISTER WAYLAND W & KAY K
PO BOX 15309
FERNANDINA BEACH, FL 32035-3106

2024

46-3N-28-5100-0014-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
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	3,047	100	3,047	395,304
BAS	484	100	484	62,792
FCP	452	25	113	14,660
FOP	28	30	8	1,038
FOP	70	30	21	2,724
FSP	630	40	252	32,694
UOP	48	20	10	1,298
TOTALS	4,759		3,935	510,509

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,935	104.5170	156.78	616,929	1989	2000	0	0	17.25	82.75
1 SFR CUST - 100% - 2006						Heated Area: 3531		HX Base Yr 2006			

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