

LOT 24
LANCEFORD CREEK PLANTATION
PB 5/110-111 &

KARPOWICH MICHAEL F & DENISE L
96203 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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
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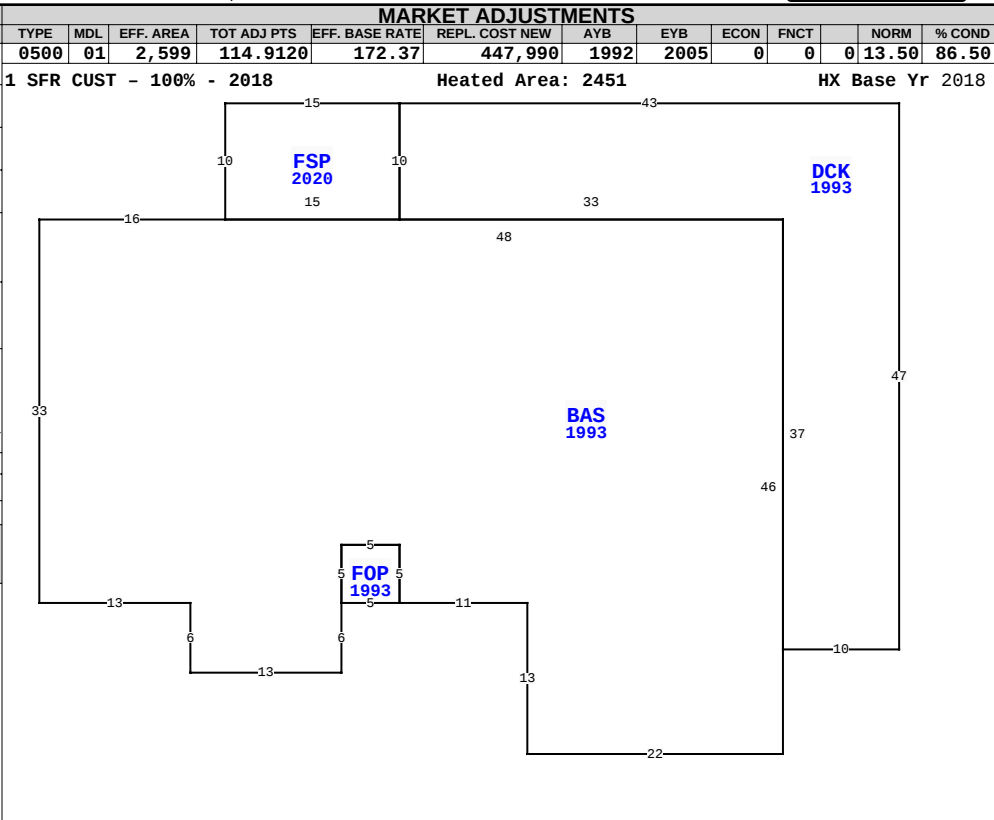
NEIGHBORHOOD/LOC	4080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,451	100	2,451	365,444
DCK	800	10	80	11,928
FOP	25	30	8	1,193
FSP	150	40	60	8,946

TOTALS	3,426	2,599	387,511
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	2,716.00	SF	5.20
3	1076	TRELLIS A	0	100	24	10	240.00	SF	7.50
4	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50
5	0855	CONC PAVER	0	100	0	0	494.00	SF	10.00
6	0920	CWALL-WD/M	0	100	0	0	252.00	LF	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
106,713									

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		400,741	
TOTAL MARKET OB/XF VALUE		106,713	
TOTAL LAND VALUE - MARKET		357,500	
TOTAL MARKET VALUE		864,954	
SOH/AGL Deduction		243,648	
ASSESSED VALUE		621,306	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		571,306	
TOTAL JUST VALUE		864,954	
NCON VALUE		93,343	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		743,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908629	SCRN PAMELS	1,500	10/01/2019
E1325718	ELEC OTHER	0	01/02/2013
B1226612	GARAGE	21,030	11/01/2012
B24205	ADDITION	17,861	12/01/2010
7762	NEW CONSTR	124,900	01/09/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2504/0572	10/08/2021	WD U	U	V	37
GRANTOR: BRESKO LAURA L & BRAD					
GRANTEE: KARPOWICH MICHAEL F					
2163/1217	12/11/2017	TD	Q	I	01
GRANTOR: BEATY WILLIAM M JR &					
GRANTEE: KARPOWICH MICHAEL F					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-58,10] W16 S33 E13 S6 E13 N6 N5 E5 S5 E11 S13 E22 N46 W48 \$									
DCK=[YR=1993;ORIG=0,0] W43 S10 E33 S37 E10 N47 \$									
FSP=[YR=2020;ORIG=-43,0] W15 S10 E15 N10 \$									
FOP=[YR=1993;ORIG=-48,43] E5 N5 W5 S5 \$									

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