LOT 26
LANCEFORD CREEK PLANTATION
PB 5/110-111

MARTIN CHERYL M & RAY A L/E/
96166 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

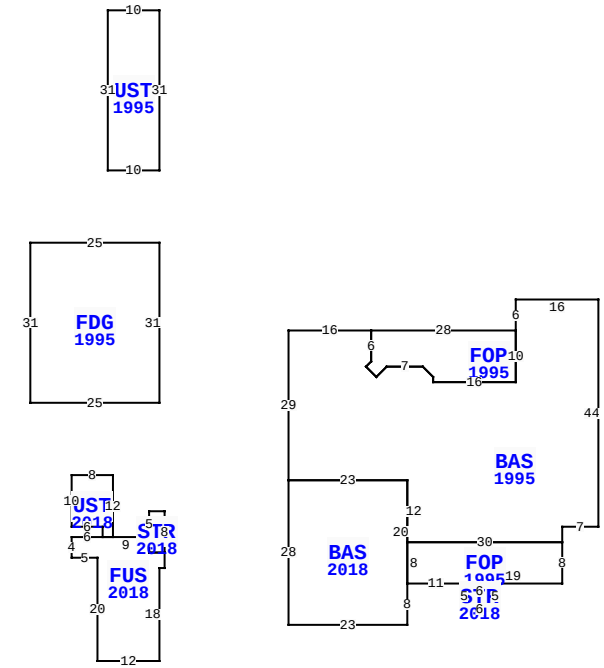
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,009	100	2,009	270,531
BAS	644	100	644	86,721
FDG	775	60	465	62,616
FOP	240	30	72	9,696
FOP	251	30	75	10,100
FUS	305	100	305	41,071
STR	24	10	2	270
STR	30	10	3	404
UST	310	45	140	18,852
UST	84	45	38	5,117
TOTALS	4,672		3,753	505,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,753	105.5565	158.33	594,212	1995	2000	0	0	0	14.95	85.05

1 SFR CUST – 100% - 2019 Heated Area: 2958 HX Base Yr 2019



96166 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		505,377
TOTAL MARKET OB/XF VALUE		43,973
TOTAL LAND VALUE - MARKET		155,250
TOTAL MARKET VALUE		704,600
SOH/AGL Deduction		267,832
ASSESSED VALUE		436,768
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		386,768
TOTAL JUST VALUE		704,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313309	ROOF	15,000	01/01/2013
9905754	XFOB	7,000	02/01/1999
985500	SWIM POOL	23,000	10/01/1998
951964	NEW CONSTR	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/39	5/21/2024	LE	U	I	11	100
GRANTOR: MARTIN RAY A & CHERYL						
GRANTEE: CR MARTIN TRUST						
2216/1515	8/03/2018	WD	Q	I	02	473,000
GRANTOR: OROZCO SERGIO II & DA						
GRANTEE: MARTIN CHERYL M & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 S6 FOP=[YR=1995] W28 S6 L1 D1 D2 R2 R2 U2 E7 D2 R2 S1 E16 N10$ S10 W16 N1 U2 L2 W7 D2 L2 L2 U2 U1 R1 N6 W16 S29 BAS=[YR=2018] S28 E23 N8 FOP=[YR=1995] E11 STR=[YR=2018] S5 E6 N5 W6$ E19 N8 W30 S8 $ N20 W23 $ E23 S12 E30 N3 E7 N44 $ PTR= W85 S20 FDG=[YR=1995] W25 N31 E25 S31$ E85 N20 $ PTR= W85 N25 UST=[YR=1995] W10 N31 E10 S31$ S25 E85$ PTR= W85 S70FUS=[YR=2018] W12 N20 W5 N4 E6 UST=[YR=2018] N2 W6 N10 E8 S12 W2$ E9 STR=[YR=2018] N5 E3 S8 W3 N3$ S3E3 S3 W1 S18$ N70 E85$.

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	0812	CONCRETE C	0	100	0	0	3,134.00	SF	4.00	4.00	100	1995	1995	3	70	8,775	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
3	0845	KOOL DECK	0	100	0	0	1,565.00	SF	7.25	7.25	100	1998	1998	3	75	8,510	
4	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	1998	1998	3	21	9,139	
5	0911	SCRN RM A	0	100	44	50	2,200.00	SF	17.50	17.50	100	1998	1998	3	20	7,700	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
7	0462	ST/AL FNC	0	100	280	0	1,120.00	SF	10.00	10.00	100	2010	2010	3	60	6,720	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 43,973

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	135,000.00	155,250.00	155,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 155,250 Market: 0 Agricultural: 0 Common: 155,250 PRINTED 08/06/2024 BY SYS