

LOT 28
LANCEFORD CREEK PLANTATION
PB 5/110-111

ORTLIEB CHRISTOPHER J & AMY S
96112 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0028-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
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 70	
Interior Floor		11	CLAY TILE 30	
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		
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	3,465	100	3,465	663,851
FGR	782	55	430	82,383
FOP	649	30	195	37,360
FSP	830	40	332	63,607
STP	40	10	4	766
USP	1,072	30	322	61,691
TOTALS	6,838		4,748	909,657

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,748	131.0021	196.50	932,982	2015	2018	0	0	2.50	97.50

1 SFR CUST - 0% - 2024

Heated Area: 3465

HX Base Yr

FSP 2015

USP 2015

BAS 2015

FGR 2015

FOP 2015

STP 2015

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/08/2023

ML