

LOT 29  
LANCEFORD CREEK PLANTATION  
PB 5/110-111

LYON BRANDON S & HEATHER R  
96084 LANCEFORD LN  
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0029-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 90  |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 2,105            | 100         | 2,105        | 318,533              |
| FGR       | 612              | 55          | 337          | 50,995               |
| FOP       | 312              | 30          | 94           | 14,225               |
| FOP       | 548              | 30          | 164          | 24,816               |
| FUS       | 1,081            | 100         | 1,081        | 163,579              |
| STR       | 56               | 10          | 6            | 908                  |

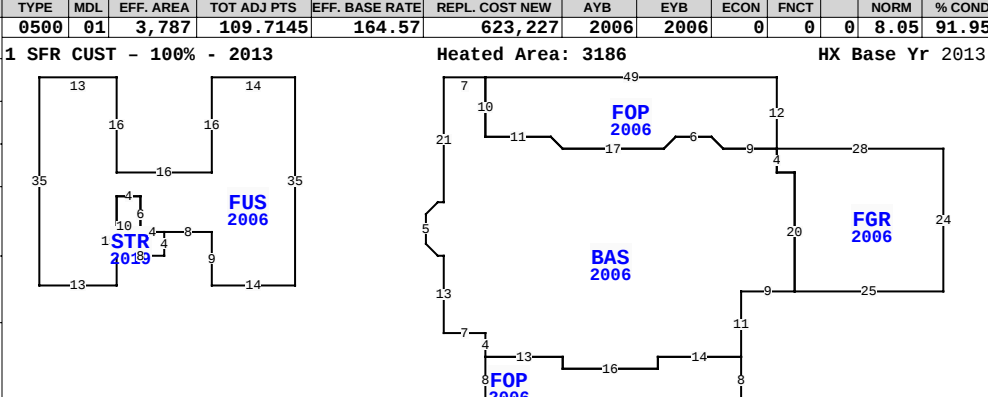
|                |            |             |         |         |
|----------------|------------|-------------|---------|---------|
| TOTALS         | 4,714      |             | 3,787   | 573,057 |
| EXTRA FEATURES |            |             |         |         |
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W     |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 0     |
| 2              | 0861       | POOL GUNIT  | 0 100   | 0 0     |
| 3              | 0911       | SCRN RM A   | 0 100   | 0 0     |
| 4              | 0845       | KOOL DECK   | 0 100   | 0 0     |
| 5              | 1123       | CB 8"       | 0 100   | 0 0     |
| 6              | 0462       | ST/AL FNC   | 0 100   | 350 0   |
| 7              | 0463       | FENCE GATE  | 0 100   | 0 0     |

| L N | 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   | 2,518.00 | SF | 4.00   | 4.00           | 100       | 2006    | 2006        | 3 | 87     | 8,763           |       |
| 2   | 0861       | POOL GUNIT  | 0 100   | 0 0   | 462.00   | SF | 85.00  | 85.00          | 100       | 2006    | 2006        | 3 | 44     | 17,279          |       |
| 3   | 0911       | SCRN RM A   | 0 100   | 0 0   | 1,426.00 | SF | 17.50  | 17.50          | 100       | 2006    | 2006        | 3 | 27     | 6,738           |       |
| 4   | 0845       | KOOL DECK   | 0 100   | 0 0   | 974.00   | SF | 7.25   | 7.25           | 100       | 2006    | 2006        | 3 | 87     | 6,144           |       |
| 5   | 1123       | CB 8"       | 0 100   | 0 0   | 186.00   | SF | 6.15   | 6.15           | 100       | 2006    | 2006        | 3 | 87     | 995             |       |
| 6   | 0462       | ST/AL FNC   | 0 100   | 350 0 | 1,400.00 | SF | 10.00  | 10.00          | 100       | 2015    | 2015        | 3 | 78     | 10,920          |       |
| 7   | 0463       | FENCE GATE  | 0 100   | 0 0   | 2.00     | UT | 300.00 | 300.00         | 100       | 2015    | 2015        | 3 | 89     | 534             |       |

| LAND DESCRIPTION |          |     |                      |     |     |  |
|------------------|----------|-----|----------------------|-----|-----|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |  |
| 1                | 000133   | C   | SFR LAKE             | 100 |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |

REVIEW DATE 11/26/2019 BY KWA Total Acres: 0.00 Total Land Value: 155,250 Market: 0 Agricultural: 0 Common: 155,250 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS



NASSAU COUNTY PROPERTY

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| VALUATION BY              |       | STANDARD  |         |
|---------------------------|-------|-----------|---------|
| Tax Group: 4              |       | Tax Dist: |         |
| BUILDING MARKET VALUE     |       |           | 573,057 |
| TOTAL MARKET OB/XF VALUE  |       |           | 51,373  |
| TOTAL LAND VALUE - MARKET |       |           | 155,250 |
| TOTAL MARKET VALUE        |       |           | 779,680 |
| SOH/AGL Deduction         |       |           | 313,161 |
| ASSESSED VALUE            |       |           | 466,519 |
| TOTAL EXEMPTION VALUE     | HX HB |           | 50,000  |
| BASE TAXABLE VALUE        |       |           | 416,519 |
| TOTAL JUST VALUE          |       |           | 779,680 |
| NCON VALUE                |       |           | 0       |
| INCOME VALUE              |       |           |         |
| PREVIOUS YEAR MKT VALUE   |       |           | 783,242 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M1701862   | H/AC        | 0       | 03/01/2017 |
| B18127     | SCRN RM     | 10,000  | 10/31/2006 |
| B17443     | SWIM POOL   | 25,000  | 03/01/2006 |
| WE00442    | OTHER       | 0       | 02/01/2006 |
| E16340     | ELEC OTHER  | 9,000   | 12/01/2005 |
| C16680     | CO ISSUED   | 450,000 | 11/01/2005 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2694/1705                      | 2/15/2024  | WD        | Q   | I   | 01     |
| GRANTOR: WIENBARG FRED W JR &  |            |           |     |     |        |
| GRANTEE: LYON BRANDON S & HE   |            |           |     |     |        |
| 1829/1751                      | 11/30/2012 | WD        | Q   | I   | 02     |
| GRANTOR: BEASLEY TIMOTHY C & G |            |           |     |     |        |
| GRANTEE: WIENBARG FRED W JR    |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                          |  |  |  |  |  |
|--------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2006] W7 S21 W1 D2 L2 S5 D2 R2 E1 S13 E7 S4          |  |  |  |  |  |
| FOP=[YR=2006] S8 E43 N8 W14 S2 W16 N2 W13 S E13 S2 E16 N2    |  |  |  |  |  |
| E14 N11 E9 FGR=[YR=2006] E25 N24 W28 S4 E3 S20 S N20 W3 N4   |  |  |  |  |  |
| FOP=[YR=2006] N12 W49 S10 E11 D2 R2 E17 U2 R2 E6 D2 R2       |  |  |  |  |  |
| E9 S W9 U2 L2 W6 D2 L2 W17 U2 L2 W11 N10 S PTR= W75          |  |  |  |  |  |
| FUS=[YR=2006] E13 S16 E16 N16 E14 S35 W14 N9 W8              |  |  |  |  |  |
| STR=[YR=2019] S4 W8 N10 E4 S6 E4S W4 N6 W4 S15 W13 N35 S E75 |  |  |  |  |  |
| S .                                                          |  |  |  |  |  |