

LOT 30
IN OR 2022/1145
LANCEFORD CREEK PLANTATION

HEYMANN RONALD M JR & RAEGAN
96042 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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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	1,789	100	1,789	265,379
FGR	700	55	385	57,111
FOP	256	30	77	11,422
FSP	673	40	269	39,904
FUS	328	100	328	48,655
FUS	840	100	840	124,604

TOTALS	4,586		3,688	547,075
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1994
2	0855	CONC PAVER	0	100	0	0	3,013.00	SF	10.00	100	2014
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE	01/19/2023	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,688	108.6750	163.01	601,181	1994	2010	0	0	9.00	91.00
1 SFR CUST - 100% - 2017											
Heated Area: 2957											
HX Base Yr 2017											

96042 LANCEFORD LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/08/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1994	1994	3	76	2,660	
2	0855	CONC PAVER	0	100	0	0	3,013.00	SF	10.00	100	2014	2014	3	95	28,624	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2014	2014	3	96	3,360	

TOTAL OB/XF											
34,644											

Total Acres: 0.00	Total Land Value: 155,250	Market: 0	Agricultural: 0	Common: 155,250
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		547,075	
TOTAL MARKET OB/XF VALUE		34,644	
TOTAL LAND VALUE - MARKET		155,250	
TOTAL MARKET VALUE		736,969	
SOH/AGL Deduction		277,857	
ASSESSED VALUE		459,112	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		409,112	
TOTAL JUST VALUE		736,969	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		713,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429137	ADDITION	20,000	08/01/2014
P014890	ADDITION	0	08/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2022/1145	1/07/2016	WD U	I	11	
GRANTOR: HEYMANN RONALD M JR &					
GRANTEE: HEYMANN RONALD M JR					
2013/0039	11/05/2015	WD Q	I	01	535,000
GRANTOR: COLE WILSON DALE & AM					
GRANTEE: HEYMANN RONALD M JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1994] W28 FSP=[YR=2014] N4W19N11 W20 S18											
BAS=[YR=1994] S10 W26 S21 E8 S3 E9 S2 FOP=[YR=1994] S8 E32											
N8 W32\$ E32 N2 E9 N3 E7 N21 W18 N10W21\$E21 S10 E18 N13\$ S25											
E28 N25\$ PTR=E20 FUS=[YR=1994] E32 S24 W4 S6 W4 N6 W6 S6 W4											
N6 W6 S6 W4 N6 W4 N24\$ W20\$ PTR=N20 FUS=[YR=1994] N10 E28 S10											
W7 S6 W4 N6 W6 S6 W4 N6 W7\$ S20\$.											