

LOT 33
LANCEFORD CREEK PLANTATION
PB 5/110-111

KING KENNETH L
868 FALLOW RD
LAMONT, FL 32336

2024

46-3N-28-5100-0033-0000



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	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	

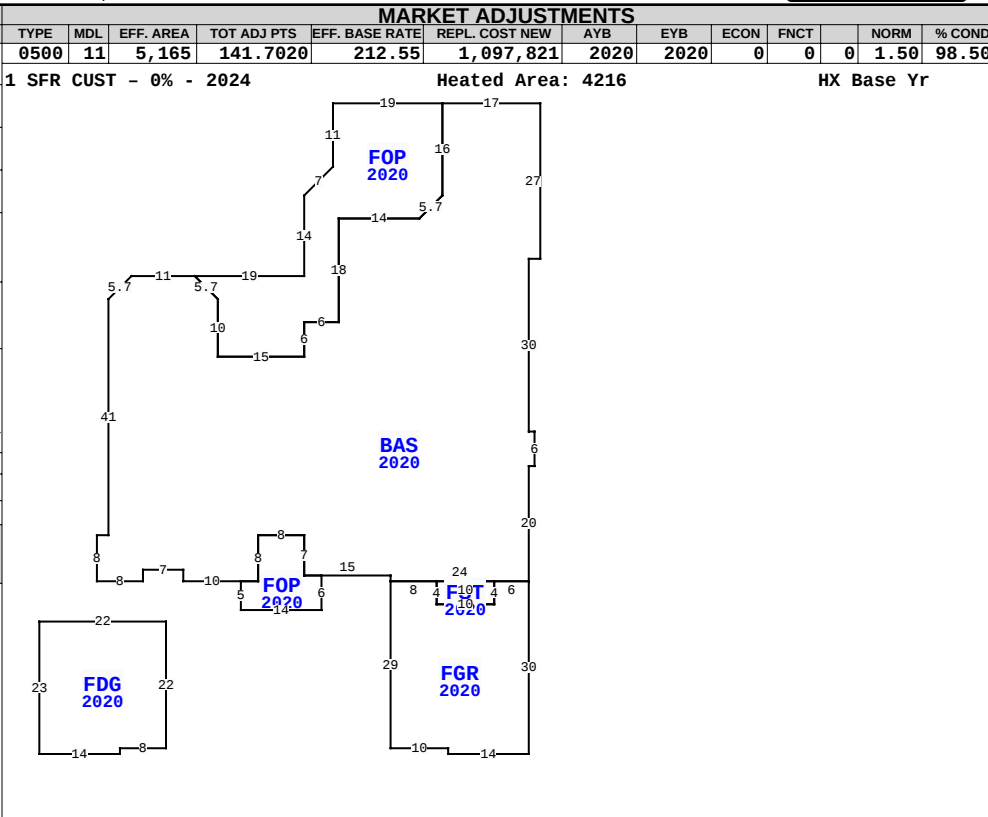
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,216	100	4,216	882,669
FDG	498	60	299	62,599
FGR	670	55	368	77,045
FOP	137	30	41	8,584
FOP	731	30	219	45,850
FST	40	55	22	4,606

TOTALS	6,292		5,165	1,081,354
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,350.00	SF	10.00
2	0812	CONCRETE C	0	0	0	0	1,440.00	SF	4.00
3	0911	SCRN RM A	0	0	0	0	1,095.00	SF	21.88
4	0861	POOL GUNIT	0	0	18	18	324.00	SF	106.25
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
6	0855	CONC PAVER	0	0	0	0	771.00	SF	10.00
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 03/05/2021 BY KW



96120 HEATH POINT LN, FERNANDINA BEACH				BLD DATE						LGL DATE		06/08/2023	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,350.00	SF	10.00	10.00	100	2020	2020	3	99	13,365				
1,440.00	SF	4.00	4.00	100	2020	2020	3	99	5,702				
1,095.00	SF	21.88	21.88	100	2020	2020	3	90	21,558				
324.00	SF	106.25	106.25	100	2020	2020	3	93	32,015				
1.00	UT	1,000.00	1,000.00	100	2020	2020	3	90	900				
771.00	SF	10.00	10.00	100	2020	2020	3	99	7,633				
1.00	UT	7,500.00	7,500.00	100	2020	2020	3	90	6,750				

TOTAL OB/XF									
87,923									

Total Acres: 0.00 Total Land Value: 155,250 Market: 0 Agricultural: 0 Common: 155,250

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					1,081,354				
TOTAL MARKET OB/XF VALUE					87,923				
TOTAL LAND VALUE - MARKET					155,250				
TOTAL MARKET VALUE					1,324,527				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,324,527				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,324,527				
TOTAL JUST VALUE					1,324,527				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,347,734				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901628	CO ISSUED	0	02/27/2020
B1908194	SWIM POOL	40,000	07/25/2019
B1901628	NEW CONSTR	594,096	03/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2659/1381	8/09/2023	WD	Q	I	01	1,650,000	
GRANTOR: TERRY JAMES L & DEBOR							
GRANTEE: KING KENNETH L							
2458/1724	3/19/2021	WD	Q	I	01	1,280,000	
GRANTOR: DIETRICH PETER T & TR							
GRANTEE: TERRY JAMES L & DEB							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FOP=[YR=2020] W19 S11 D5 L5 S14 W19 D4 R4 S10 E15 N6 E6 N18 E14 U4 R4 N16\$ S16 D4 L4 W14 S18 W6 S6 W15 N10 U4 L4 W11 D4 L4 S41 W2 S8 E8 N2 E7 S2 E10 FOP=[YR=2020] S5 E14 N6 W3 N7 W8 S8 W3\$ E3 N8 E8 S7 E15 S1 FGR=[YR=2020] S29 E10 S1 E14 N30 W6 FST=[YR=2020] W10 S4 E10 N4\$ S4 W10 N4 W8\$ E24 N20 E1 N6 W1 N30 E2 N27\$ PTR= S90 W65 FDG=[YR=2020] W22 S23 E14 N1 E8 N22\$ E65 N90\$.									

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