

LOT 10
IN OR 1927/492
LANCEFORD CREEK PLANTATION

DOBBS WILLIAM F JR
96273 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 90			
Exterior Wall	21	STONE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 80			
Interior Floor	11	CLAY TILE 20			
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			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2017	2,426	502,906
FGR	740	55	2017	407	84,371
FOP	140	30	2017	42	8,706
FSP	323	40	2017	129	26,742
FST	88	55	2017	48	9,950
FUS	1,021	100	2017	1,021	211,652
STR	48	10	2017	5	1,036
UAT	184	10	2017	18	3,732
TOTALS	4,970			4,096	849,095

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,096	135.3264	213.82	875,807	2017	2017	0	0	3.05	96.95

1 SFR CUST - 100% - 2019