LOT 18 & S 6.67' OF LOT 19
IN OR 813 PG 1454
LANCEFORD CREEK PLANTATION

COLLINS GEORGE A & CHARLOTTE A
96081 LANCEFORD LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

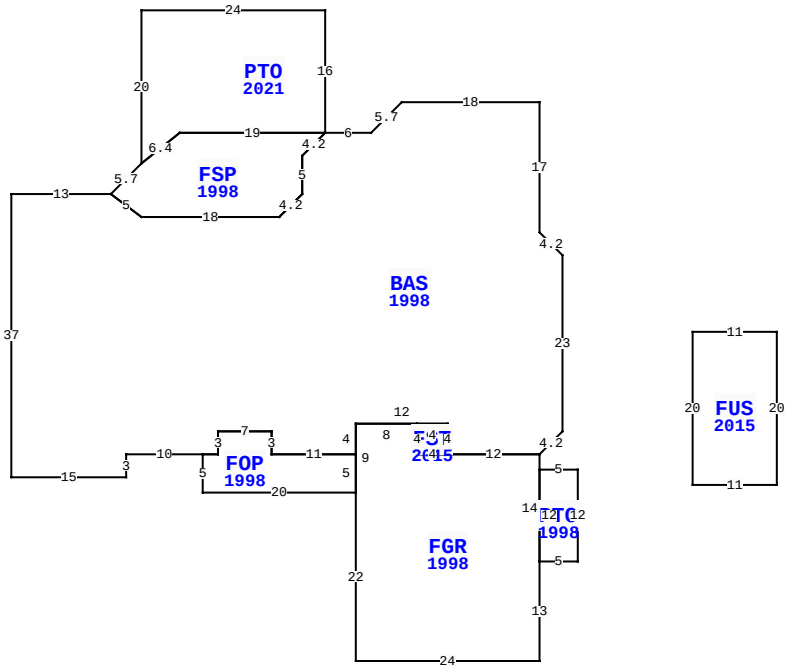
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,659	100	1998	2,659	393,683
FGR	680	55	1998	374	55,373
FOP	121	30	1998	36	5,330
FSP	235	40	1998	94	13,917
FST	16	55	2015	9	1,333
FUS	220	100	2015	220	32,573
PTO	60	5	1998	3	445
PTO	394	5	2021	20	2,961
TOTALS	4,385			3,415	505,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,415	107.7090	170.18	581,165	1998	1998	0	0	0	13.00	87.00

1 SFR CUST – 100% - 1999 Heated Area: 2879 HX Base Yr 1999



96081 LANCEFORD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		505,614
TOTAL MARKET OB/XF VALUE		38,221
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		868,835
SOH/AGL Deduction		414,881
ASSESSED VALUE		453,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		403,232
TOTAL JUST VALUE		868,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		849,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102338	SCRN ENCL	29,600	03/01/2021
984909	NEW CONSTR	144,716	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/1454	11/17/1997	WD	Q	V		85,000
GRANTOR: BURCH DONALD L & PATR						
GRANTEE: COLLINS GEORGE & CH						
0773/1493	10/11/1996	WD	Q	V		70,000
GRANTOR: WILSON DAVID E & LESL						
GRANTEE: BURCH DONALD L & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 D4 L4 W6 PTO=[YR=2021] N16 W24 S20
FSP=[YR=1998] L4 D4 R4 D3 E18 U3 R3 N5 R3 U3 W19 D4
L5 $ U4 R5 E19$ D3 L3 S5 D3 L3 W18 U3 L4 W13 S37 E15
N3 E10 FOP=[YR=1998] S5 E20 FGR=[YR=1998] S22 E24 N13
PTO=[YR=1998] E5 N12 W5 S12$ N14 W12 FST=[YR=2015] N4 W4 S4
E4$ W4 N4 W8 S9$ N5 W11 N3 W7 S3 W2$ E2 N3 E7 S3 E11 N4 E12
S4 E12 U3 R3 N23 L3 U3 N17$ PTR= E20 S30 FUS=[YR=2015]
S20 E11 N20 W11$ N30 W20$.

EXTRA FEATURES

LN	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	1125	CB/STC 6"	0	100	0	0	56.00	SF	7.35	7.35	100	1998	1998	3	73	300	
2	0812	CONCRETE C	0	100	0	0	1,864.00	SF	4.00	4.00	100	1998	1998	3	73	5,443	
3	0810	CONCRETE A	0	100	5	7	35.00	SF	6.50	6.50	100	1998	1998	3	73	166	
4	0300	BOAT DCK W	0	100	640	5	3,200.00	SF	20.00	20.00	100	2004	2004	3	32	20,480	
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	21	483	
6	0303	FLT DOCK W	0	100	10	20	200.00	SF	13.00	13.00	100	2004	2004	3	32	832	
7	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	2004	2004	3	21	546	
8	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2008	2008	3	31	186	
9	0855	CONC PAVER	0	100	0	0	112.00	SF	10.00	10.00	100	1998	1998	3	73	818	
10	0851	PATIO STON	0	100	0	0	110.00	SF	0.75	0.75	100	2008	2008	3	88	73	

TOTAL OB/XF 29,327

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 03/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0911	SCRN RM A	0	100	24	16	384.00	SF	17.50	17.50	100	2021	2021	3	90	6,048	
12	0303	FLT DOCK W	0	100	20	10	200.00	SF	13.00	13.00	100	2017	2017	3	81	2,106	
13	0317	DCK PLNG W	0	100	0	0	2.00	UT	500.00	500.00	100	2017	2017	3	74	740	

LAND DESCRIPTION

TOTAL OB/XF 8,894

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS