

LOT 20
IN OR 2050/798
LANCEFORD CREEK PLANTATION

KINSLEY PETER MICHAEL & DAWN M
96125 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	2,586	100	2017	2,586	457,044
FGR	855	55	2017	470	83,067
FOP	120	30	2017	36	6,363
FSP	1,012	40	2017	405	71,579
FST	64	55	2017	35	6,186
FUS	1,066	100	2017	1,066	188,403
STR	18	10	2017	2	353
STR	21	10	2017	2	353
STR	27	10	2017	3	530
STR	90	10	2017	9	1,591
TOTALS	6,257			4,772	843,394

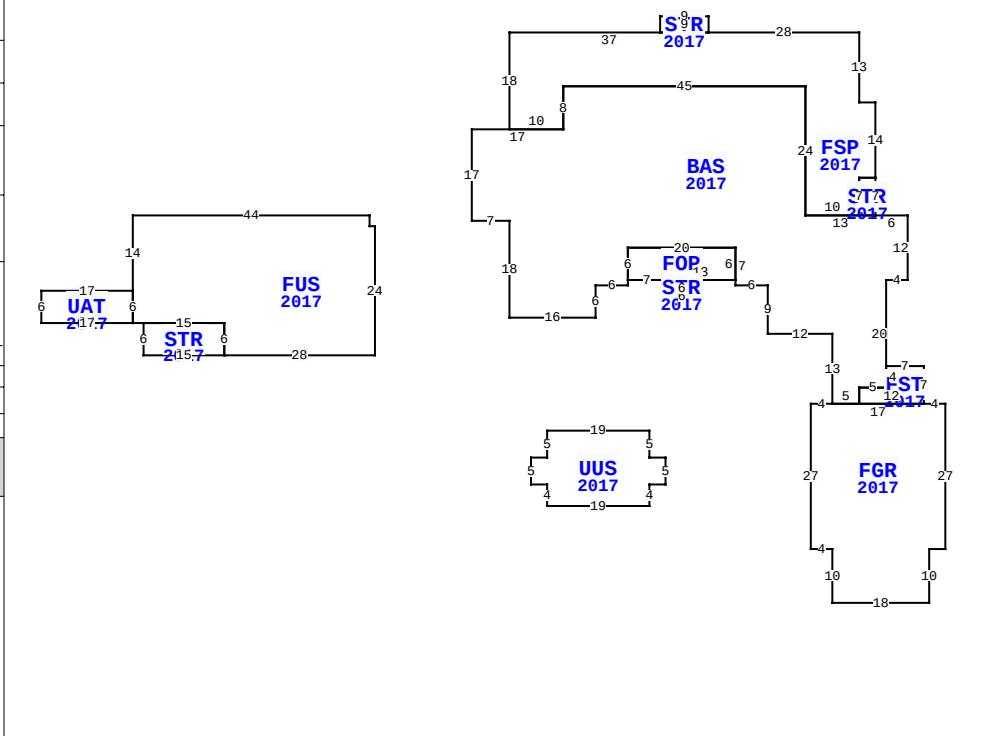
EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	3,880	
2	0855	CONC PAVER	0 100	0	0	2,320.00	SF	10.00	10.00	100	2017	2017	3	96	22,272	
3	0855	CONC PAVER	0 100	0	0	357.00	SF	10.00	10.00	100	2017	2017	3	96	3,427	
4	0920	CWALL-WD/M	0 100	0	0	154.00	LF	390.00	390.00	100	2024	2022		93	55,856	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,772	121.9205	192.63	919,230	2017	2017	0	0	0	91.75
1 SFR CUST - 100% - 2018						Heated Area: 3652			HX Base Yr 2018		



** This building has 12 Sub-Areas

96125 LANCEFORD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		843,394	
TOTAL MARKET OB/XF VALUE		85,435	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		1,253,829	
SOH/AGL Deduction		460,285	
ASSESSED VALUE		793,544	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		742,822	
TOTAL JUST VALUE		1,253,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,222,577	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632976	CO ISSUED	0	08/08/2017
B1632976	NEW CONSTR	493,000	09/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2050/0798	6/03/2016	QC U	V	11	100
GRANTOR: KINSLEY PETER MICHAEL					
GRANTEE: KINSLEY PETER MICHA					
2009/1726	10/16/2015	WD	Q	I	01
GRANTOR: GILES KAREN T					
GRANTEE: KINSLEY PETER MICHA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2017] W6 STR=[YR=2017] N7 FSP=[YR=2017] N14 W3 N13 W28 STR=[YR=2017] N3 W9 S3 E9\$ W37 S18 E10 N8 E45 S24 E10 N7 E3\$ W3 S7 E3\$ W13 N24 W45 S8 W17 S17 E7 S18 E16 N6 E6 N1 FOP=[YR=2017] E7 STR=[YR=2017] S3 E6 N3 W6\$ E13 N6 W20 S6\$ N6 E20 S7 E6 S9 E12 S13 FGR=[YR=2017] W4 S27 E4 S10 E18 N10 E3 N27 W4 FST=[YR=2017] N7 W7 S4 W5 S3 E12\$ W17\$ E5 N3 E5 N20 E4 N12\$ PTR= W100 FUS=[YR=2017] W44 S14 UAT=[YR=2017] W17 S6 E17 N6 \$ S6 E2 STR=[YR=2017] S6 E15 N6 W15 \$ E15 S6 E28 N24 W1 N2\$ E100\$ PTR= S45 W45 UUS=[YR=2017] W3 N5 W19 S5 W3 S5 E3 S4 E19 N4 E3 N5\$ E45 N45\$.					