LOT 21
LANCEFORD CREEK PLANTATION
PB 5/110-111

R&K RIVERSIDE LLC
PO BOX 16002
FERNANDINA BEACH, FL 32035

2025

46-3N-28-5100-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	18	SLATE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

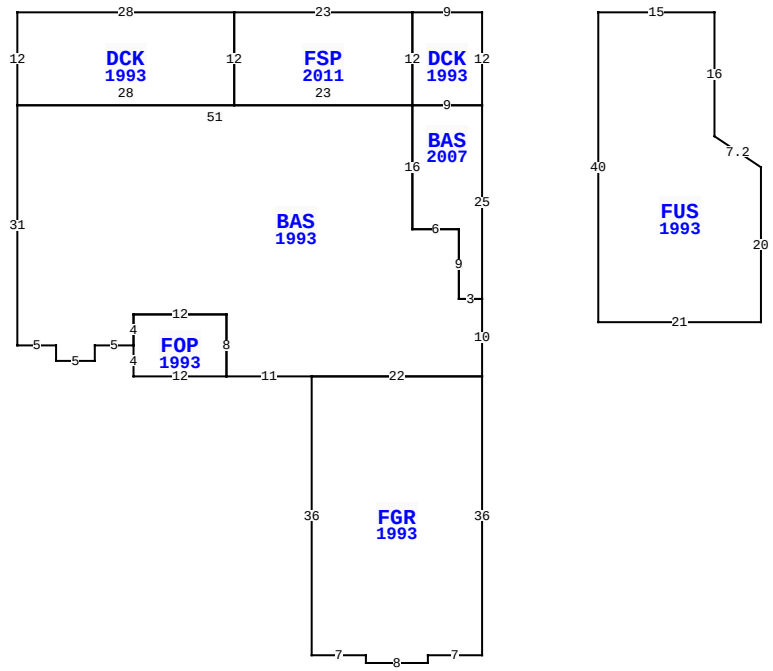
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1993	1,783	283,541
BAS	171	100	2007	171	27,193
DCK	108	10	1993	11	1,749
DCK	336	10	1993	34	5,407
FGR	800	55	1993	440	69,971
FOP	96	30	1993	29	4,612
FSP	276	40	2011	110	17,493
FUS	732	100	1993	732	116,406
TOTALS	4,302			3,310	526,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,310	114.3744	180.71	598,150	1990	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 2024 Heated Area: 2686 HX Base Yr



96147 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	526,372
TOTAL MARKET OB/XF VALUE	94,627
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	945,999
SOH/AGL Deduction	0
ASSESSED VALUE	945,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	945,999
TOTAL JUST VALUE	945,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	928,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01746	GAS	0	06/01/2012
B24593	ADDITION	5,390	04/01/2011
B0618386	REPAIR/RRF	13,000	10/31/2006
6088	NEW CONSTR	4,500	07/21/1989
5879	NEW CONSTR	120,885	07/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/44	6/03/2025	QC	U	I	11	100
GRANTOR: LOUGH RODGER & FABIOL						
GRANTEE: R&K RIVERSIDE LLC						
2700/884	3/12/2024	QC	U	I	11	100
GRANTOR: 85293 RIVER BIRCH CT						
GRANTEE: LOUGH RODGER & FABI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-60,12] S31 E5 S2 E5 N2 E5 N4 E12 S8 E11
E22 N10 W3 N9 W6 N16 W51 $
FGR=[YR=1993;ORIG=-22,47] S36 E7 S1 E8 N1 E7 N36 W22 $
FUS=[YR=1993;ORIG=15,0] E15 S16 D4R6 S20 W21 N40 $
DCK=[YR=1993;ORIG=-32,0] W28 S12 E28 N12 $
FSP=[YR=2011;ORIG=-9,0] W23 S12 E23 N12 $
BAS=[YR=2007;ORIG=0,37] N25 W9 S16 E6 S9 E3 $
DCK=[YR=1993;ORIG=0,0] W9 S12 E9 N12 $
FOP=[YR=1993;ORIG=-45,43] S4 E12 N8 W12 S4 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	0	0	0	2,125.00	SF	4.00	4.00	100	1990	1990	3	57	4,845	
3	0300	BOAT DCK W	0	0	0	0	2,205.00	SF	40.00	40.00	100	2006	2006	3	40	35,280	
4	0462	ST/AL FNC	0	0	356	0	1,424.00	SF	10.00	10.00	100	2006	2006	3	40	5,696	
5	0855	CONC PAVER	0	0	82	5	410.00	SF	10.00	10.00	100	2014	2014	3	94	3,854	
6	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2010	2010	3	56	2,912	
7	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	74	1,702	
8	0920	CWALL-WD/M	0	0	0	0	118.00	LF	390.00	390.00	100	2024	2018		78	35,896	
9	0350	CARPORT WD	0	0	20	10	200.00	SF	13.00	13.00	100	2024	2019		82	2,132	

LAND DESCRIPTION

TOTAL OB/XF 94,627

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 03/04/2024 BY NWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS