

LOT 25
IN OR 1825/1933
LANCEFORD CREEK PLANTATION

WOZNIAK CHRISTOPHER & JOLANTA
2 HEMONY GROVE, H00
KENT, ME3-9FE

2025

46-3N-28-5100-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 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	2,290	100	1999	2,290	321,636
FGR	583	55	1999	321	45,085
FOP	273	30	1999	82	11,517
FUS	682	100	1999	682	95,789
FUS	462	100	2018	462	64,889
PTO	168	5	1999	8	1,123
STR	42	10	2018	4	562

TOTALS	4,500			3,849	540,602
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	70	4	280.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	1,890.00	SF	10.00
4	0462	ST/AL FNC	0	0	300	0	1,200.00	SF	10.00
5	0911	SCRN RM A	0	0	0	0	168.00	SF	17.50
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,849	101.3040	160.06	616,071	1999	1999	0	0	12.25	87.75
1 SFR CUST - 0% - 0 Heated Area: 3434 HX Base Yr											
96200 LANCEFORD LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
										05/08/2025	MLU

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0855	CONC PAVER	0	0	70	4	280.00	SF	10.00	10.00	100	1999	1999	3	75	2,100	
3	0855	CONC PAVER	0	0	0	0	1,890.00	SF	10.00	10.00	100	1999	1999	3	75	14,175	
4	0462	ST/AL FNC	0	0	300	0	1,200.00	SF	10.00	10.00	100	2006	2006	3	40	4,800	
5	0911	SCRN RM A	0	0	0	0	168.00	SF	17.50	17.50	100	2013	2013	3	55	1,617	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	

TOTAL OB/XF															25,923		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500.00						

Total Acres:	0.00	Total Land Value:	142,500	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		540,602	
TOTAL MARKET OB/XF VALUE		25,923	
TOTAL LAND VALUE - MARKET		142,500	
TOTAL MARKET VALUE		709,025	
SOH/AGL Deduction		83,578	
ASSESSED VALUE		625,447	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		625,447	
TOTAL JUST VALUE		709,025	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		698,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327877	NEW CONSTR	3,500	10/01/2013
985075	NEW CONSTR	250,000	06/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1825/1933	11/20/2012	WD	U	I	30	100	
GRANTOR:WOZNIAK CHRISTOPHER N							
GRANTEE:WOZNIAK KATE JOLANT							
1591/1194	10/31/2008	WD	U	I	27	392,000	
GRANTOR:WHITE DENNIS B & MARA							
GRANTEE:WOZNIAK CHRISTOPHER							
BUILDING NOTES							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=1999] W14 BAS=[YR=1999] W24 N6 W21 S15 W4 S14 FGR=[YR=1999] S26 E11 N1 E11 N3 E2 N20 W11 N2 W13 \$ E13 S2 E11 S21 FOP=[YR=1999] S7 E39 N7 W39 \$ E39 N34 W14 N12 \$ S12 E14 N12 \$ PTR= E15 FUS=[YR=2018] E12 S15 E6 FUS=[YR=1999] N5 E39 S18 W5 S8 W4 N8 W6 STR=[YR=2018] W3 N6 W3 N4 E6 S10\$ N10 W6 S4 W4 S6 W5 S8 W4 N8 W5 N13\$ S3 W6 S18 W4 S3 W4 N3 W4 N36\$ W15 \$.									