

LOT 28
LANCEFORD CREEK PLANTATION
PB 5/110-111

ORTLIEB CHRISTOPHER J & AMY S
96112 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0028-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		16	WD FR STUC 100		
Roof Structure		08	IRREGULAR 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		12	HARDWOOD 70		
Interior Floor		11	CLAY TILE 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			3 100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 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	3,465	100	2015	3,465	695,670
FGR	782	55	2015	430	86,331
FOP	649	30	2015	195	39,150
FSP	830	40	2015	332	66,655
STP	40	10	2015	4	803
USP	1,072	30	2015	322	64,649

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,748	131.0021	206.98	982,741	2015	2018	0	0	3.00	97.00

1 SFR CUST - 100% - 2025

Heated Area: 3465

HX Base Yr 2025

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a total heated area of 3465 square feet. The plan is divided into several functional areas, each labeled with its name and the year 2015. The areas and their dimensions are as follows:

- FSP 2015** (Front Porch): 16' x 14'
- USP 2015** (Upper Sun Porch): 31' x 36'
- BAS 2015** (Bathroom): 22' x 23'
- FGR 2015** (Front Garden Room): 34' x 23'
- FOP 2015** (Front Office Porch): 16' x 16'
- STP 2015** (Side Terrace Porch): 10' x 7'

The diagram also shows various other dimensions and areas, including a large central area of 44' x 44', a smaller area of 36' x 36', and a large area of 35' x 31'. The overall layout is complex, with multiple rooms and outdoor spaces.