

LOT 33
LANCEFORD CREEK PLANTATION
PB 5/110-111

KING KENNETH L
868 FALLOW RD
LAMONT, FL 32336

2025

46-3N-28-5100-0033-0000



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 60
Interior Floor	14	CARPET 40
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.	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	4,216	100	2020	4,216	925,042
FDG	498	60	2020	299	65,604
FGR	670	55	2020	368	80,744
FOP	137	30	2020	41	8,995
FOP	731	30	2020	219	48,051
FST	40	55	2020	22	4,827

TOTALS	6,292			5,165	1,133,264
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,350.00	SF	10.00
2	0812	CONCRETE C	0	0	0	0	1,440.00	SF	4.00
3	0911	SCRN RM A	0	0	0	0	1,095.00	SF	21.88
4	0861	POOL GUNIT	0	0	18	18	324.00	SF	106.25
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
6	0855	CONC PAVER	0	0	0	0	771.00	SF	10.00
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,165	141.7020	223.89	1,156,392	2020	2020	0	0	0	2.00	98.00
1 SFR CUST - 0% - 2024												
Heated Area: 4216												
HX Base Yr												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/08/2025 MLU												

TOTAL OB/XF												
85,324												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,133,264	
TOTAL MARKET OB/XF VALUE		85,324	
TOTAL LAND VALUE - MARKET		142,500	
TOTAL MARKET VALUE		1,361,088	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,361,088	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,361,088	
TOTAL JUST VALUE		1,361,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,324,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901628	CO ISSUED	0	02/27/2020
B1908194	SWIM POOL	40,000	07/25/2019
B1901628	NEW CONSTR	594,096	03/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2659/1381	8/09/2023	WD	Q	I	01
GRANTOR: TERRY JAMES L & DEBOR					
GRANTEE: KING KENNETH L					
2458/1724	3/19/2021	WD	Q	I	01
GRANTOR: DIETRICH PETER T & TR					
GRANTEE: TERRY JAMES L & DEB					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FOP=[YR=2020] W19 S11 D5 L5 S14 W19 D4 R4 S10 E15 N6 E6 N18 E14 U4 R4 N16\$ S16 D4 L4 W14 S18 W6 S6 W15 N10 U4 L4 W11 D4 L4 S41 W2 S8 E8 N2 E7 S2 E10 FOP=[YR=2020] S5 E14 N6 W3 N7 W8 S8 W3\$ E3 N8 E8 S7 E15 S1 FGR=[YR=2020] S29 E10 S1 E14 N30 W6 FST=[YR=2020] W10 S4 E10 N4\$ S4 W10 N4 W8\$ E24 N20 E1 N6 W1 N30 E2 N27\$ PTR= S90 W65 FDG=[YR=2020] W22 S23 E14 N1 E8 N22\$ E65 N90\$.									