

LOT 36
LANCEFORD CREEK PLANTATION
PB 5/110-111

FLEEMAN WILLIAM JOHN III & JENNIFER ANDERSON
P O BOX 16465
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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	2.	2. 100
Units		0 100

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

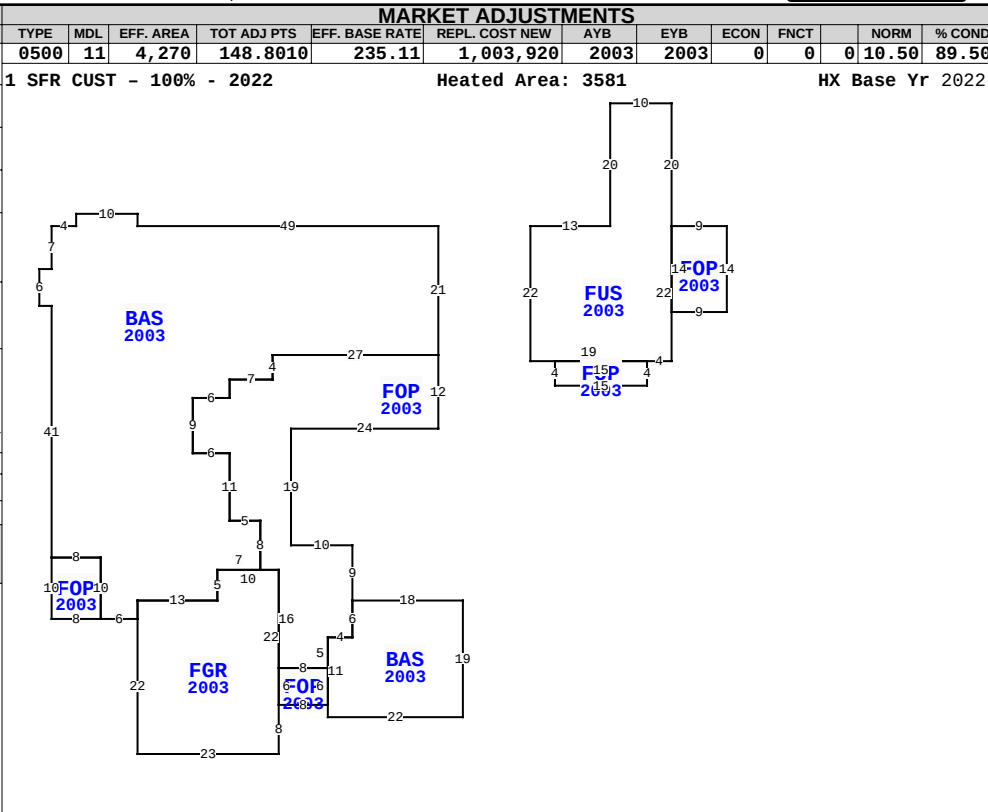
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	394	100	2003	394	82,907
BAS	2,481	100	2003	2,481	522,061
FGR	625	55	2003	344	72,386
FOP	48	30	2003	14	2,946
FOP	60	30	2003	18	3,788
FOP	80	30	2003	24	5,050
FOP	126	30	2003	38	7,996
FOP	836	30	2003	251	52,817
FUS	706	100	2003	706	148,559

TOTALS	5,356			4,270	898,508
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,014.00	SF	4.00
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00
4	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00
6	0845	KOOL DECK	0	100	0	0	1,338.00	SF	7.25
7	1126	CB/STC 8"	0	100	0	0	995.00	SF	8.00
8	1076	TRELLIS A	0	100	11	8	88.00	SF	7.50

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	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
									37,354

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									37,354

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17494	H/AC	0	08/01/2012
B0209791	CO ISSUED	0	04/08/2003
B0209791	NEW CONSTR	275,000	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2517/1853	11/29/2021	SW	U	I	11		100
GRANTOR: FLEEMAN WILLIAM J III							
GRANTEE: FLEEMAN WILLIAM J I							
2517/1851	11/29/2021	TD	U	V	11		100
GRANTOR: FLEEMAN-ANDERSON REV							
GRANTEE: FLEEMAN WILLIAM JOH							

BUILDING NOTES									
BAS=[YR=2003] W49 N2 W10 S2 W4 S7 W2 S6 E2 S41 FOP=[YR=2003] S10 E8 N10 W8 \$ E8 S10 E6 FGR=[YR=2003] S22 E23 N8 FOP=[YR=2003] E8 BAS=[YR=2003] S2 E22 N19 W18 FOP=[YR=2003] N9 W10 N19 E24 N12 W27 S4 W7 S3 W6 S9 E6 S11 E5 S8 E3 S16 E8 N5 E4 N6 \$ S6 W4 S11 \$ N6 W8 S6 \$ N22 W10 S5 W13 S3 \$ N3 E13 N5 E7 N8 W5 N11 W6 N9 E6 N3 E7 N4 E27 N21\$ PTR= E15 FUS=[YR=2003] E13 N20 E10 S20 FOP=[YR=2003] E9 S14 W9 N14 \$ S22 W4 FOP=[YR=2003] S4 W15 N4 E15 \$ W19 N22 \$ W15 \$.									

BUILDING DIMENSIONS									
BAS=[YR=2003] W49 N2 W10 S2 W4 S7 W2 S6 E2 S41 FOP=[YR=2003] S10 E8 N10 W8 \$ E8 S10 E6 FGR=[YR=2003] S22 E23 N8 FOP=[YR=2003] E8 BAS=[YR=2003] S2 E22 N19 W18 FOP=[YR=2003] N9 W10 N19 E24 N12 W27 S4 W7 S3 W6 S9 E6 S11 E5 S8 E3 S16 E8 N5 E4 N6 \$ S6 W4 S11 \$ N6 W8 S6 \$ N22 W10 S5 W13 S3 \$ N3 E13 N5 E7 N8 W5 N11 W6 N9 E6 N3 E7 N4 E27 N21\$ PTR= E15 FUS=[YR=2003] E13 N20 E10 S20 FOP=[YR=2003] E9 S14 W9 N14 \$ S22 W4 FOP=[YR=2003] S4 W15 N4 E15 \$ W19 N22 \$ W15 \$.									