LOT 2
SPENCER COVE PB 6/142

KISH CYNTHIA L/E/
96228 LANCEFORD LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-578S-0002-0000

BUILDING CHARACTERISTICS

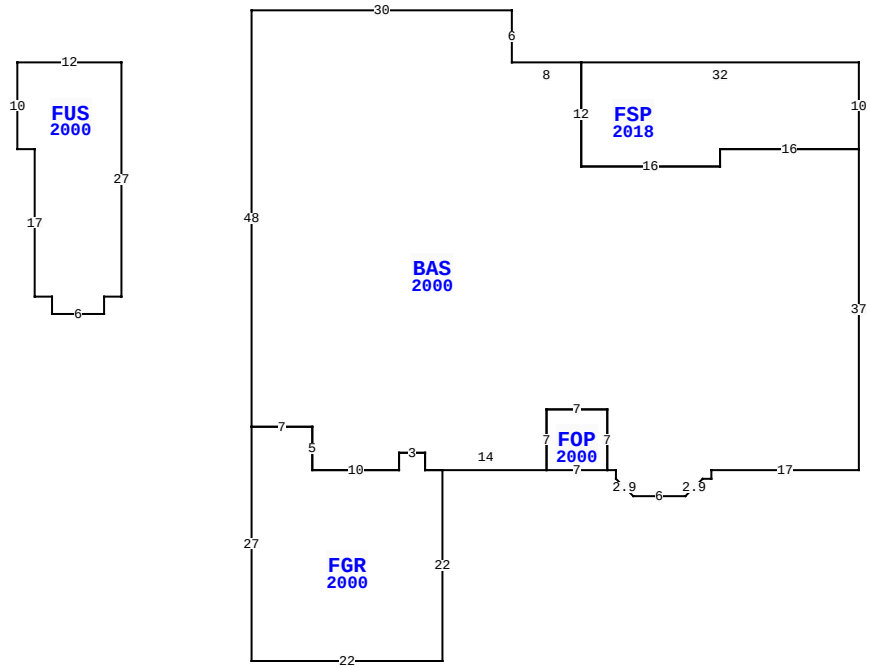
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,055	100	2000	3,055	487,299
FGR	525	55	2000	289	46,098
FOP	49	30	2000	15	2,393
FSP	352	40	2018	141	22,491
FUS	302	100	2000	302	48,172
TOTALS	4,283			3,802	606,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,802	114.7230	181.26	689,151	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2023 Heated Area: 3357 HX Base Yr



96228 LANCEFORD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		606,453
TOTAL MARKET OB/XF VALUE		8,357
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		757,310
SOH/AGL Deduction		18,772
ASSESSED VALUE		738,538
TOTAL EXEMPTION VALUE	13	738,538
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		757,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102579	ROOF	22,000	03/04/2021
993835	NEW CONSTR	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1208	3/29/2023	QC	U	I	11	100
GRANTOR: KISH THOMAS W & CYNTH						
GRANTEE: KISH KRISTEN A						
1248/0001	7/26/2004	WD	Q	I		397,000
GRANTOR: SCARBOROUGH SUSAN						
GRANTEE: KISH THOMAS W & CYN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W32 BAS=[YR=2000] W8 N6 W30 S48 FGR=[YR=2000] S27 E22 N22 W2 N2 W3 S2 W10 N5 W7$ E7 S5 E10 N2 E3 S2 E14 FOP=[YR=2000] E7 N7 W7 S7$ N7 E7 S7 E1 S1 D2 R2 E6 R2 U2 E1 N1 E17 N37 W16 S2 W16 N12$ S12 E16 N2 E16 N10$ PTR= W85 FUS=[YR=2000] W12 S10 E2 S17 E2 S2 E6 N2 E2 N27$ E85 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,770.00	SF	4.00	4.00	100	2000	2000	3	77	5,452	

LAND DESCRIPTION

TOTAL OB/XF 8,357

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS