LOT 3
SPENCER COVE PB 6/142

FOTTA KEITH A & CHRISTEN E
96226 LANCEFORD LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-578S-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

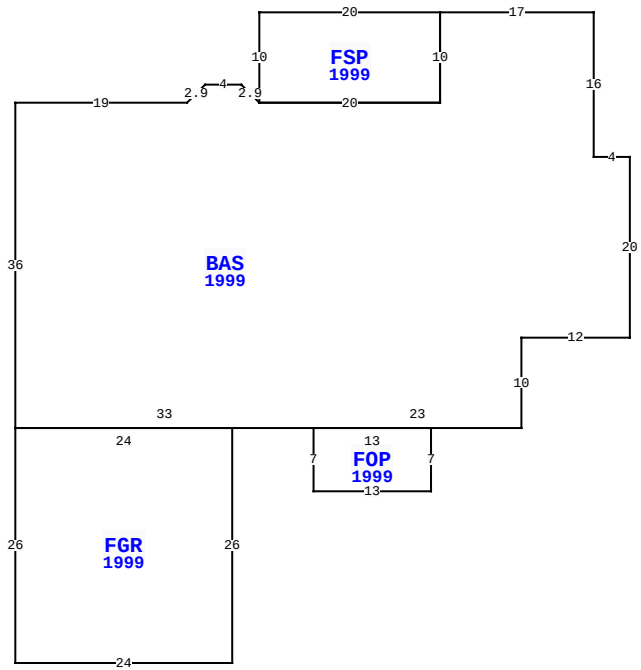
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,486	100	1999	2,486	386,368
FGR	624	55	1999	343	53,309
FOP	91	30	1999	27	4,197
FSP	200	40	1999	80	12,434
TOTALS	3,401			2,936	456,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,936	112.4193	177.62	521,492	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2025 Heated Area: 2486 HX Base Yr 2025



96226 LANCEFORD LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		456,306
TOTAL MARKET OB/XF VALUE		15,885
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		614,691
SOH/AGL Deduction		0
ASSESSED VALUE		614,691
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		563,969
TOTAL JUST VALUE		614,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996295	NEW CONSTR	122,525	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/0263	4/26/2021	WD	Q	I	01	500,100
GRANTOR: MOORE JUDITH B LIV TR						
GRANTEE: FOTTA KEITH A & CHR						
2149/0041	9/22/2017	SW	U	I	11	100
GRANTOR: MOORE JUDITH B						
GRANTEE: MOORE JUDITH B LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W4 N16 W17 FSP=[YR=1999] W20 S10 E20 N10 $
S10 W20 L2 U2 W4 D2 L2 W19 S36 FGR=[YR=1999] S26 E24N26
W24 $ E33 FOP=[YR=1999] S7 E13 N7 W13 $ E23 N10 E12 N20 $.

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	0855	CONC PAVER	0	100	54	3	162.00	SF	10.00	10.00	100	1999	1999	3	75	1,215	
2	0855	CONC PAVER	0	100	0	0	1,578.00	SF	10.00	10.00	100	1999	1999	3	75	11,835	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 15,885

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