LOT 16
IN OR 1971/1307
LANCEFORD CREEK PLANTATION

DUNLOP JAMES B
96039 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

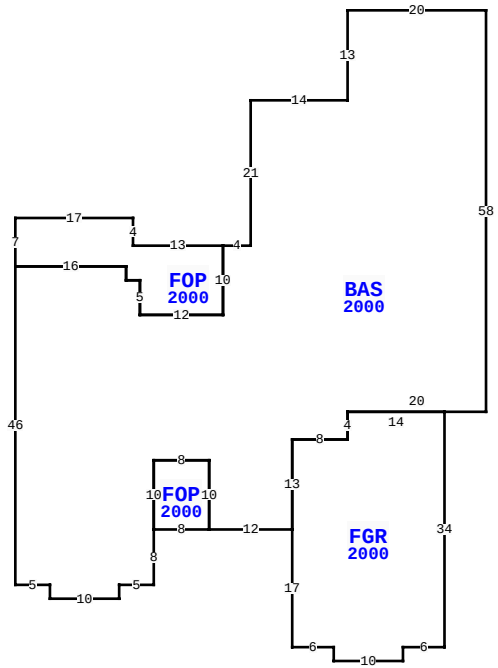
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	3,240	100	2000	3,240	494,798
FGR	736	55	2000	405	61,850
FOP	80	30	2000	24	3,665
FOP	246	30	2000	74	11,301
TOTALS	4,302			3,743	571,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,743	103.9500	172.56	645,892	2000	2002	0	0	0	11.50	88.50

1 SFR CUST 100% - 2016 Heated Area: 3240 HX Base Yr 2016



96039 LANCEFORD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		571,614
TOTAL MARKET OB/XF VALUE		59,363
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		955,977
SOH/AGL Deduction		317,049
ASSESSED VALUE		638,928
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		587,517
TOTAL JUST VALUE		955,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		901,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103825	ROOF	23,500	03/30/2021
007094	SWIM POOL	6,818	05/01/2000
006982	SWIM POOL	20,000	03/01/2000
996296	NEW CONSTR	175,000	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/1307	3/30/2015	WD	Q	I	01	725,000
GRANTOR: RESPESS RICHARD C & S						
GRANTEE: DUNLOP JAMES B						
1854/1000	5/02/2013	WD	Q	I	01	653,000
GRANTOR: DAVIS MARLENE B						
GRANTEE: RESPESS RICHARD C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 S13 W14 S21 W4 FOP=[YR=2000] W13 N4 W17 S7 E16 S2 E2 S5 E12 N10$ S10 W12 N5 W2 N2 W16 S46 E5 S2 E10 N2 E5 N8 FOP=[YR=2000] E8 N10 W8 S10$ N10 E8 S10 E12 FGR=[YR=2000] S17 E6 S2 E10 N2 E6 N34 W14 S4 W8 S13$ N13 E8 N4 E20 N58$.

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	81	2,835	
2	1126	CB/STC 8"	0	100	7	3	21.00	SF	8.00	8.00	100	2000	2000	3	75	126	
3	1126	CB/STC 8"	0	100	8	5	40.00	SF	8.00	8.00	100	2000	2000	3	75	240	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	
6	0911	SCRN RM A	0	100	0	0	1,156.00	SF	18.00	18.00	100	2000	2000	3	20	4,162	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 59,363

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	000131	C	RES CREEK	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS