

LOT 18 & S 6.67' OF LOT 19
LANCEFORD CREEK PLANTATION
PB 5/110-111

COLLINS GEORGE A & CHARLOTTE A L/E/
96081 LANCEFORD LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0018-0000



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	14	CARPET 70			
Interior Floor	12	HARDWOOD 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	2,659	100	1998	2,659	411,246
FGR	680	55	1998	374	57,843
FOP	121	30	1998	36	5,568
FSP	235	40	1998	94	14,538
FST	16	55	2015	9	1,392
FUS	220	100	2015	220	34,026
PTO	60	5	1998	3	464
PTO	394	5	2021	20	3,093
TOTALS	4,385			3,415	528,171

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,415	107.7090	178.80	610,602	1998	1998	0	0	13.50	86.50
1 SFR CUST		100% - 1999				Heated Area: 2879			HX Base Yr 1999		
			BLD DATE			LGL DATE					
			XF DATE			LAND DATE					
			INC DATE			AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						528,171					
TOTAL MARKET OB/XF VALUE						30,090					
TOTAL LAND VALUE - MARKET						325,000					
TOTAL MARKET VALUE						883,261					
SOH/AGL Deduction						417,050					
ASSESSED VALUE						466,211					
TOTAL EXEMPTION VALUE						HX HB		51,411			
BASE TAXABLE VALUE						414,800					
TOTAL JUST VALUE						883,261					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						868,835					