

LOT 19 EX S 6.67'
IN OR 2143/1077
LANCEFORD CREEK PLANTATION

KONRAD TIMOTHY JOHN/NEWMAN GERALDINE ANNA
96103 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0019-0000



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	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	357	100	2019	357	77,992
BAS	3,015	100	2019	3,015	658,667
FGR	759	55	2019	417	91,099
FOP	246	30	2019	74	16,166
FOP	247	30	2019	74	16,166
FOP	305	30	2019	92	20,098
FST	15	55	2019	8	1,748
PTO	112	5	2019	6	1,310
STP	204	10	2019	20	4,369
TOTALS	5,260			4,063	887,617

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,063	135.6749	225.22	915,069	2019	2019	0	0	0	97.00
1 SFR CUST		100% - 2020		Heated Area: 3372				HX Base Yr 2020			