

LOT 20
IN OR 2050/798
LANCEFORD CREEK PLANTATION

KINSLEY PETER MICHAEL & DAWN M
96125 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

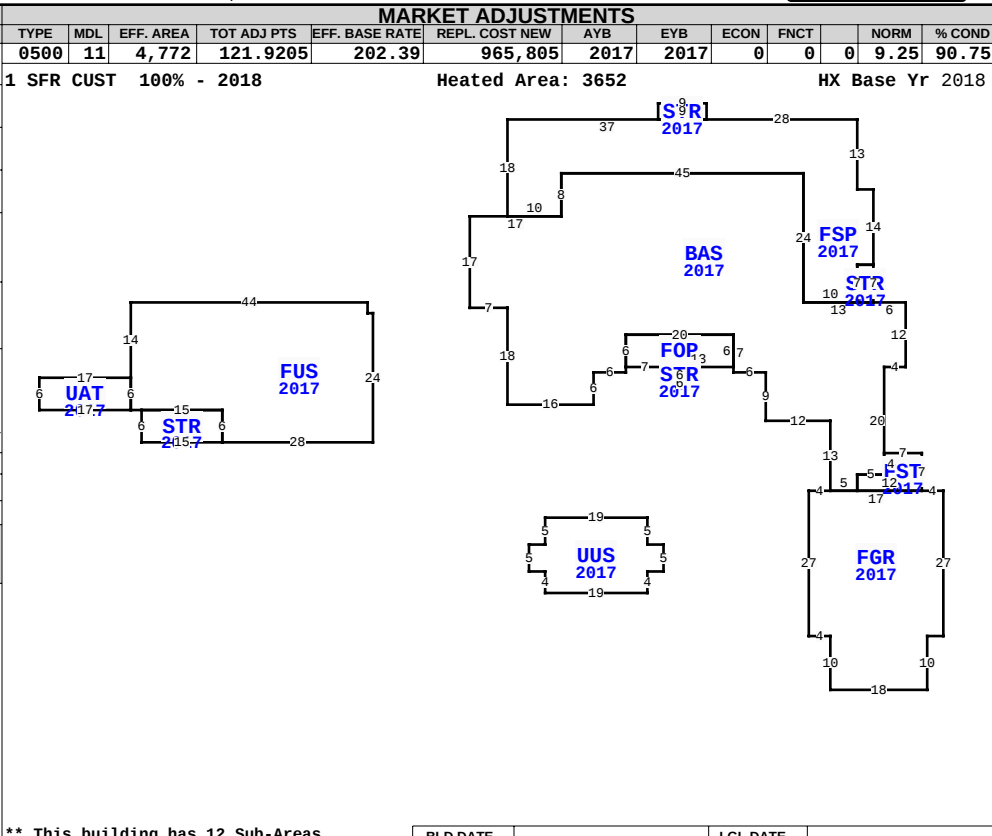
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,586	100	2017	2,586	474,968
FGR	855	55	2017	470	86,324
FOP	120	30	2017	36	6,612
FSP	1,012	40	2017	405	74,386
FST	64	55	2017	35	6,429
FUS	1,066	100	2017	1,066	195,791
STR	18	10	2017	2	368
STR	21	10	2017	2	368
STR	27	10	2017	3	551
STR	90	10	2017	9	1,653
TOTALS	6,257			4,772	876,468

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00
4	0920	CWALL-WD/M	0	100	0	0		154.00	LF 390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 03/04/2024 BY NWA



96125 LANCEFORD LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
57,934	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1.00	1.00	325,000.00	325,000.00	325,000					

Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		876,468	
TOTAL MARKET OB/XF VALUE		57,934	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		1,259,462	
SOH/AGL Deduction		444,432	
ASSESSED VALUE		814,970	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		763,559	
TOTAL JUST VALUE		1,259,462	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,253,829	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632976	CO ISSUED	0	08/08/2017
B1632976	NEW CONSTR	493,000	09/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2050/0798	6/03/2016	QC U	V	11	
GRANTOR: KINSLEY PETER MICHAEL					
GRANTEE: KINSLEY PETER MICHA					
2009/1726	10/16/2015	WD Q	I	01	265,000
GRANTOR: GILES KAREN T					
GRANTEE: KINSLEY PETER MICHA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W6 STR=[YR=2017] N7 FSP=[YR=2017] N14 W3 N13 W28 STR=[YR=2017] N3 W9 S3 E9\$ W37 S18 E10 N8 E45 S24 E10 N7 E3\$ W3 S7 E3\$ W13 N24 W45 S8 W17 S17 E7 S18 E16 N6 E6 N1 FOP=[YR=2017] E7 STR=[YR=2017] S3 E6 N3 W6\$ E13 N6 W20 S6\$ N6 E20 S7 E6 S9 E12 S13 FGR=[YR=2017] W4 S27 E4 S10 E18 N10 E3 N27 W4 FST=[YR=2017] N7 W7 S4 W5 S3 E12\$ W17\$ E5 N3 E5 N20 E4 N12\$ PTR= W100 FUS=[YR=2017] W44 S14 UAT=[YR=2017] W17 S6 E17 N6 \$ S6 E2 STR=[YR=2017] S6 E15 N6 W15 \$ E15 S6 E28 N24 W1 N2\$ E100\$ PTR= S45 W45 UUS=[YR=2017] W3 N5 W19 S5 W3 S5 E3 S4 E19 N4 E3 N5\$ E45 N45\$.									

TOTAL OB/XF									
57,934	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1.00	1.00	325,000.00	325,000.00	325,000					

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