

LOT 22
LANCEFORD CREEK PLANTATION
PB 5/110-111

HOUSEHOLDER JEFFRY & PAULA PAULK L/E/
96171 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0022-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

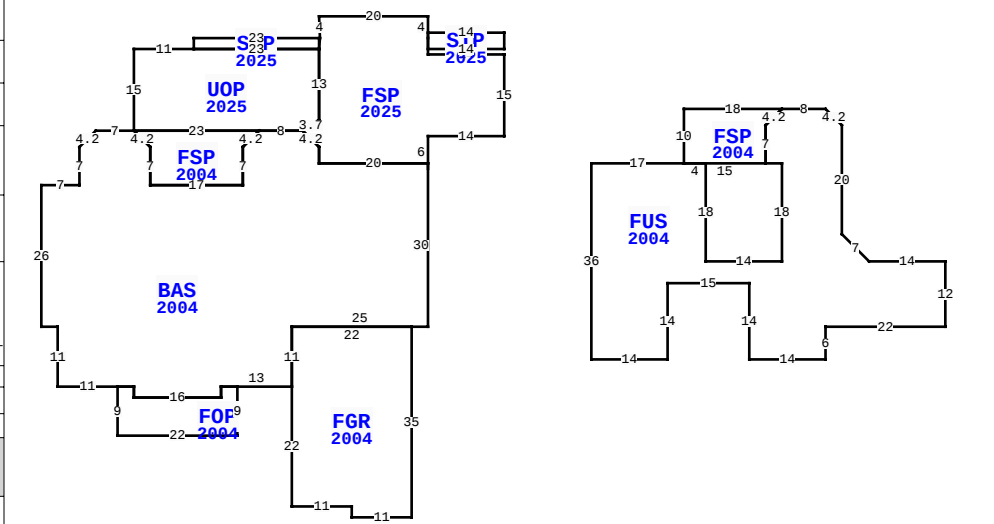
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,683	100	2004	2,683	574,843
FGR	748	55	2004	411	88,058
FOP	166	30	2004	50	10,713
FSP	155	40	2004	62	13,284
FSP	179	40	2004	72	15,426
FSP	757	40	2025	303	64,919
FUS	1,548	100	2004	1,548	331,666
STP	42	10	2025	4	857
STP	46	10	2025	5	1,071
UOP	507	20	2025	101	21,639
TOTALS	6,831			5,239	1,122,477

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	1126	CB/STC 8"	0	0	0	0	45.00	SF	8.00
6	0300	BOAT DCK W	0	0	420	5	2,250.00	SF	40.00
7	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00
8	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00
9	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00
10	0350	CARPORT WD	0	0	15	9	135.00	SF	13.00
12	0911	SCRN RM A	0	0	15	23	345.00	SF	18.00
13	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00
14	0920	CWALL-WD/M	0	0	0	0	136.00	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	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,239	144.2100	239.39	1,254,164	2004	2004	0	0	10.50	89.50
1 SFR CUST 0% - 0 Heated Area: 4231 HX Base Yr											



TOTAL OB/XF											
92,133											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
3	1126	CB/STC 8"	0	0	0	0	45.00	SF	8.00	8.00	100
6	0300	BOAT DCK W	0	0	420	5	2,250.00	SF	40.00	40.00	100
7	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100
8	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100
9	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100
10	0350	CARPORT WD	0	0	15	9	135.00	SF	13.00	13.00	100
12	0911	SCRN RM A	0	0	15	23	345.00	SF	18.00	18.00	100
13	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100
14	0920	CWALL-WD/M	0	0	0	0	136.00	LF	390.00	390.00	100

TOTAL OB/XF											
92,133											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,122,477	
TOTAL MARKET OB/XF VALUE		101,983	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		1,549,460	
SOH/AGL Deduction		141,135	
ASSESSED VALUE		1,408,325	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,408,325	
TOTAL JUST VALUE		1,549,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,528,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004741	ADDITION	488,244	03/28/2022
B25279	R/R	4,390	11/01/2011
B24225	ADDITION	6,669	12/01/2010
B24078	ADDITION	20,000	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/0461	9/27/2022	LE	U	I	11	100
GRANTOR: HOUSEHOLDER JEFFRY M						
GRANTEE: RUTHVEN SUZANNE L &						
2115/1017	4/21/2017	WD	Q	I	01	814,400
GRANTOR: *CONFIDENTIAL*						
GRANTEE: HOUSEHOLDER JEFFRY						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004;ORIG=0,0] W20 N3 U3L3 W8 D3L3 S7 W17 N7 U3L3 W7 D3L3 S7 W7 S26 E3 S11 E11 E3 S2 E16 N2 E13 N11 E25 N30 \$									
FUS=[YR=2004;ORIG=30,0] E17 E4 S18 E14 N18 W3 N7 U3R3 E8 D3R3 S20 D5R5 E14 S12 W22 S6 W14 N14 W15 S14 W14 N36 \$									
FGR=[YR=2004;ORIG=-25,41] S22 E11 S2 E11 N35 W22 S11 \$									
FSP=[YR=2004;ORIG=-31,-6] W23 D3R3 S7 E17 N7 U3R3 \$									
FOP=[YR=2004;ORIG=-57,41] S9 E22 N9 W3 S2 W16 N2 W3 \$									
FSP=[YR=2004;ORIG=47,0] N10 E18 D3L3 S7 W15 \$									
PTR=[ORIG=0,0] E30 W30 \$									
FSP=[YR=2025;ORIG=0,0] W20 N3 U3L3 U2R3 N13 U2R0.2 U4L0.2 E20 S4 S3 E14 S15 W14 S6 \$									
STP=[YR=2025;ORIG=0,-24] E14 S3 W14 N3 \$									

HOUSEHOLDER JEFFRY & PAULA PAULK L/E/
96171 LANCEFORD LN
FERNANDINA BEACH, FL 32034

46-3N-28-5100-0022-0000

[illegible]