

LOT 24
IN OR 2805/468
LANCEFORD CREEK PLANTATION

TEITELBAUM NATHAN MICHAEL & MELISSA ROGERS
96203 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0024-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		20	FACE BRICK 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		12	HARDWOOD 100		
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		
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	2,451	100	1993	2,451	397,399
DCK	800	10	1993	80	12,971
FOP	25	30	1993	8	1,297
FSP	150	40	2020	60	9,728
TOTALS	3,426			2,599	421,395

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,599	114.9120	190.75	495,759	1992	2005	0	0	15.00	85.00
1 SFR CUST 0% - 2026 Heated Area: 2451 HX Base Yr											

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