LOT 25
IN OR 1825/1933
LANCEFORD CREEK PLANTATION

WOZNIAK CHRISTOPHER & JOLANTA
2 HEMONY GROVE, HOO
KENT, ME3-9FE

2026

46-3N-28-5100-0025-0000

BUILDING CHARACTERISTICS

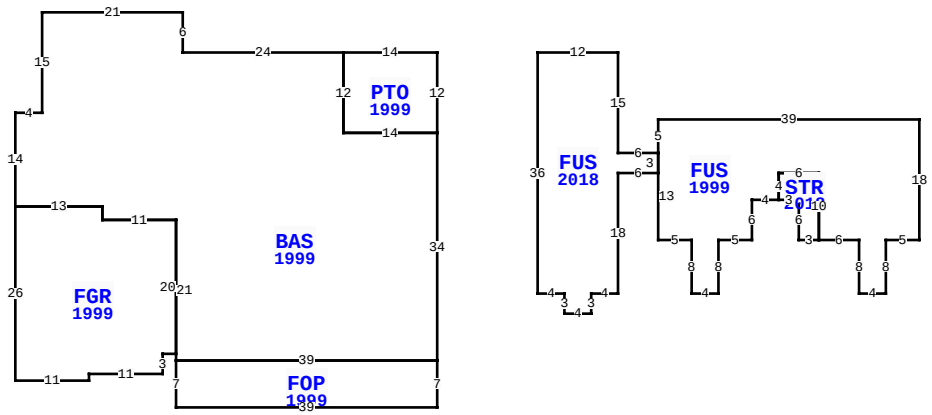
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,290	100	1999	2,290	335,988
FGR	583	55	1999	321	47,097
FOP	273	30	1999	82	12,031
FUS	682	100	1999	682	100,063
FUS	462	100	2018	462	67,785
PTO	168	5	1999	8	1,174
STR	42	10	2018	4	587
TOTALS	4,500			3,849	564,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,849	101.3040	168.16	647,248	1999	1999	0	0	0	12.75	87.25

1 SFR CUST 0% - 0 Heated Area: 3434 HX Base Yr



96200 LANCEFORD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	564,724
TOTAL MARKET OB/XF VALUE	4,312
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	734,036
SOH/AGL Deduction	46,044
ASSESSED VALUE	687,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	687,992
TOTAL JUST VALUE	734,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327877	NEW CONSTR	3,500	10/01/2013
985075	NEW CONSTR	250,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1825/1933	11/20/2012	WD	U	I	30	100
GRANTOR: WOZNIAK CHRISTOPHER N						
GRANTEE: WOZNIAK KATE JOLANT						
1591/1194	10/31/2008	WD	U	I	27	392,000
GRANTOR: WHITE DENNIS B & MARA						
GRANTEE: WOZNIAK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W14 BAS=[YR=1999] W24 N6 W21 S15 W4 S14 FGR=[YR=1999] S26 E11 N1 E11 N3 E2 N20 W11 N2 W13 $ E13 S2 E11 S21 FOP=[YR=1999] S7 E39 N7 W39 $ E39 N34 W14 N12 $ S12 E14 N12 $ PTR= E15 FUS=[YR=2018] E12 S15 E6 FUS=[YR=1999] N5 E39 S18 W5 S8 W4 N8 W6 STR=[YR=2018] W3 N6 W3 N4 E6 S10$ N10 W6 S4 W4 S6 W5 S8 W4 N8 W5 N13$ S3 W6 S18 W4 S3 W4 N3 W4 N36$ W15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
5	0911	SCRN RM A	0	0	0	0	168.00	SF	18.00	18.00	100	2013	2013	3	50	1,512	

LAND DESCRIPTION

TOTAL OB/XF 4,312

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS