

LOT 1
IN OR 2245/1137
LANCEFORD OAKS PB 5/145

BENNETT CHRISTOPHER W
95345 BARNWELL RD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5100-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	4020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	1993	2,108	259,108
FGR	572	55	1993	315	38,719
FOP	168	30	1993	50	6,146
FOP	174	30	1993	52	6,392
TOTALS	3,022			2,525	310,364

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,525	121.9680	169.54	428,088	1990	1990		0	0	27.50	72.50	
1 SNGL FAM		100% - 2025		Heated Area: 2108				HX Base Yr					

BENNETT CHRISTOPHER W
95345 BARNWELL RD
FERNANDINA BEACH, FL 32034

46-3N-28-5100-0001-0000

[illegible]

BENNETT CHRISTOPHER W
95345 BARNWELL RD
FERNANDINA BEACH, FL 32034

46-3N-28-5100-0001-0000

[illegible]