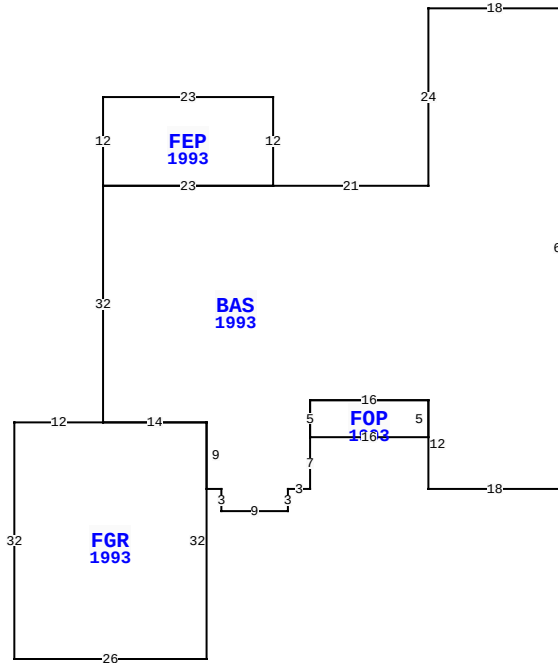


**DWYER JAMES T & SUE A L/E/
1962 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034**

00-00-30-021A-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																		
TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																		
Exterior Wall		16	WD FR STUC 100	0900	01	3,386	115.9568	137.70	466,252	1988	1988	0	0	0	17.00	83.00	STANDARD																
Roof Structure		03	GABLE/HIP 100	1 SNGL FAM - 100% - 1989										Heated Area: 2683										HX Base Yr 1989									
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		05	DRYWALL 100																														
Interior Floo		14	CARPET 80																														
Interior Floo		11	CLAY TILE 20																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			3 100																														
Bathrooms			2.5 100																														
Frame		02	WOOD FRAME 100																														
Stories		1.	1. 100																														
Units		0	0 100																														
BUD8 Adjustme		05	DIST 1A 100																														
Occupancy		00	NONE 100																														
Quality		06	Quality Level 06																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA	02																													
NEIGHBORHOOD/LOC		2031.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,683	100	2,683	306,643																													
FEP	276	80	221	25,259																													
FGR	832	55	458	52,346																													
FOP	80	30	24	2,743																													
TOTALS		3,871	3,386	386,989																													
EXTRA FEATURES				1962 S LAKESIDE DR, FERNANDINA BEACH																													
L N	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	0812	CONCRETE C	0 100	0	0	2,290.00	SF	4.00	4.00	100	1988	1988	3	57	5,221																		
3	0861	POOL GUNIT	0 100	29	15	435.00	SF	85.00	85.00	100	1988	1988	3	20	7,395																		
4	0845	KOOL DECK	0 100	0	0	578.00	SF	7.25	7.25	100	1988	1988	3	57	2,389																		
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320																		
6	0820	WOOD WALK	0 100	0	0	148.00	SF	11.75	11.75	100	1988	1988	3	40	696																		
7	1242	WD DECK A	0 100	0	0	546.00	SF	10.00	10.00	100	1988	1988	3	20	1,092																		
8	0855	CONC PAVER	0 100	78	3	234.00	SF	3.00	3.00	100	2006	2006	3	88	618																		
9	0825	BRICK	0 100	16	4	64.00	SF	3.75	3.75	100	1990	1990	3	87	209																		
TOTAL OB/XF 18,940																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.40	180,000.00	252,000.00	252,000																
REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/02/2023 BY SYS																																	