

LOT 18
IN OR 2155/1689
EGANS BLUFF #1 PB 5/93

PROHASKA FRANZ JR & SUZANNE E
1950 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0018-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	16	WD FR STUC 90								0900	01	2,790	127.6224	151.55	422,824	1987	1987	0	0	0	17.50	82.50								
Exterior Wall	12	CEDAR 10								1 SNGL FAM - 100% - 2018										Heated Area: 2342										
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 2018										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	13	LVT/LAMNT 70																												
Interior Floor	11	CLAY TILE 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	3	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.5	1.5 100																												
Units	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	2,082	100	2,082	260,310																										
FGR	624	55	343	42,885																										
FOP	80	30	24	3,001																										
FUS	260	100	260	32,507																										
UOP	406	20	81	10,128																										
TOTALS	3,452		2,790	348,830																										
EXTRA FEATURES					1950 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	24	48	1,152.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,511														
2	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1987	1987	3	54.5	404														
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280														
4	0911	SCRN RM A	0	100	0	0	828.00	SF	17.50	17.50	100	2018	2018	3	86	12,461														
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2018	2018	3	90	34,425														
6	0855	CONC PAVER	0	100	0	0	358.00	SF	10.00	10.00	100	2018	2018	3	98	3,508														
TOTAL OB/XF 54,589																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																														

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 348,830

TOTAL MARKET OB/XF VALUE 54,589

TOTAL LAND VALUE - MARKET 252,000

TOTAL MARKET VALUE 655,419

SOH/AGL Deduction 185,807

ASSESSED VALUE 469,612

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 419,612

TOTAL JUST VALUE 655,419

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 633,804

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1689	10/31/2017	WD	Q	I	02	435,000

GRANTOR: JONES CLAYTON W

GRANTEE: PROHASKA FRANZ JR &

1622/1918	6/01/2009	WD	Q	I	01	445,000
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GRANTOR: ROSS WILLIAM L & DILL

GRANTEE: JONES CLAYTON W & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N14 W29 S14 E29\$ W29 N13 W16

S34 FGR=[YR=1993] S26 E24 N26 W24\$ E24 S13 E13 N3

FOP=[YR=1993] E18 N4 W5 N1 W8 S1 W5 S4\$ N4 E18 S7 E13 N34\$

PTR=E20FUS=[YR=1993] E20 S13 W20 N13\$ W20\$.