LOT 22
IN OR 794/1558
EGANS BLUFF #1 PB 5/93

SVELA JOHN M & DIANE M
1908 LAKESIDE DR SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0022-0000

BUILDING CHARACTERISTICS

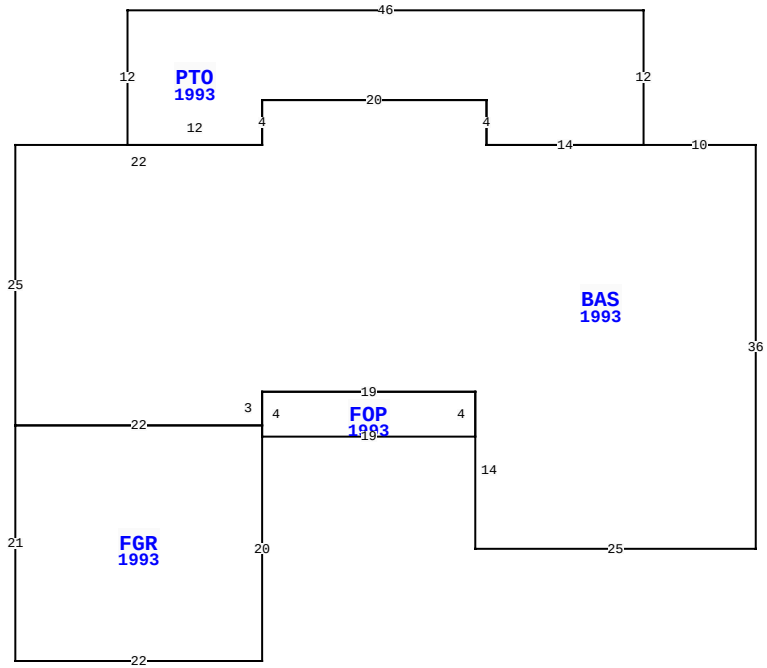
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,948	100	1,948	216,465
FGR	462	55	254	28,225
FOP	76	30	23	2,555
PTO	472	5	24	2,667
TOTALS	2,958		2,249	249,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,249	126.1113	149.76	336,810	1986	1986	0	0	0	25.80	74.20

1 SNGL FAM – 100% - 1998 Heated Area: 1948 HX Base Yr 1998



1908 S LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		249,913
TOTAL MARKET OB/XF VALUE		3,607
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		505,520
SOH/AGL Deduction		302,223
ASSESSED VALUE		203,297
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,297
TOTAL JUST VALUE		505,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631934	KITCHENREM	30,483	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0794/1558	5/29/1997	WD	Q	I		156,000
GRANTOR: ANDERSON WILLIAM & BE						
GRANTEE: SVELA JOHN M & DIAN						
0762/1786	6/13/1996	WD	Q	I		158,000
GRANTOR: RICHARDSON COLLEEN						
GRANTEE: ALDERSON WM & BERNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N12 W46 S12 E12 N4 E20 S4 E14$ W14 N4 W20 S4 W22 S25 FGR=[YR=1993] S21 E22 N20 FOP=[YR=1993] E19 N4 W19 S4$ N1 W22$E22 N3 E19 S14 E25 N36$.

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	0812	CONCRETE C	0	100	0	0	1,521.00	SF	4.00	4.00	100	1986	1986	3	52	3,164	
2	0812	CONCRETE C	0	100	71	3	213.00	SF	4.00	4.00	100	1986	1986	3	52	443	

LAND DESCRIPTION

TOTAL OB/XF 3,607

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	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 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/02/2023 BY SYS