



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2,077	240,904
FGR	600	55	330	38,276
FOP	90	30	27	3,132
FUS	868	100	868	100,676
PTO	132	5	7	812
PTO	484	5	24	2,784
UST	24	45	11	1,275

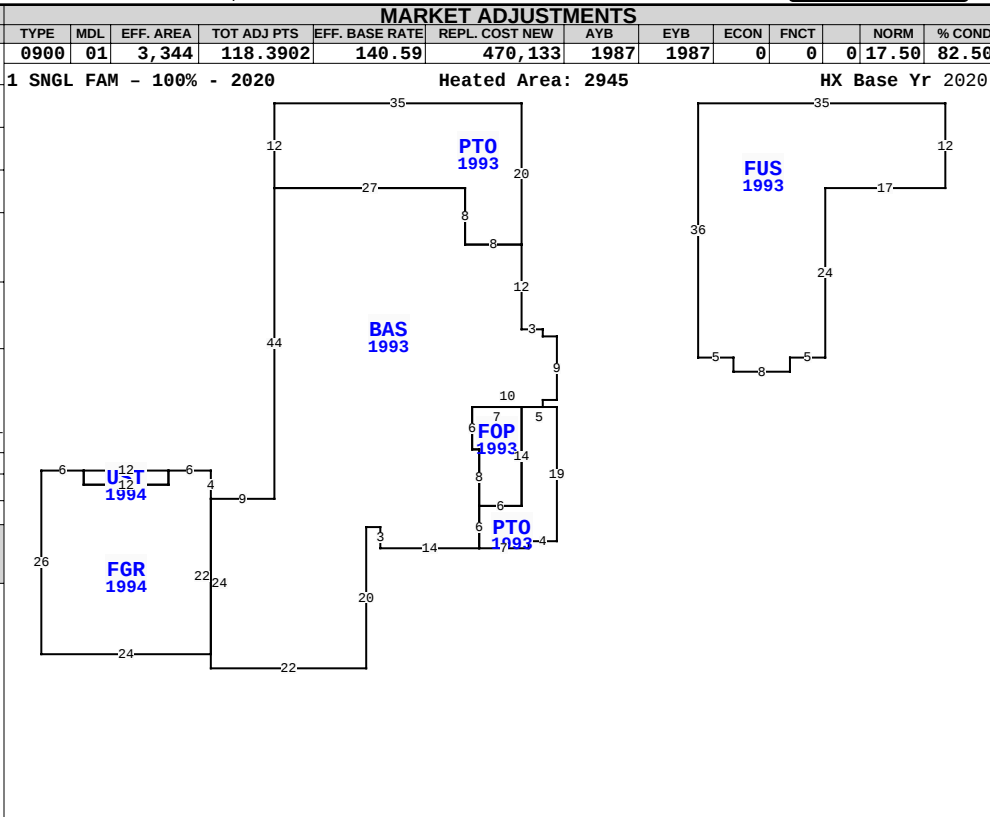
TOTALS	4,275		3,344	387,860
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1987	1987	3	64	1,280
2	0810	CONCRETE A	0	100	74	3		222.00	SF 6.50	6.50	100	1987	1987	3	54.5	786
3	0811	CONCRETE B	0	100	0	0		586.00	SF 5.20	5.20	100	1987	1987	3	54.5	1,661
4	0861	POOL GUNIT	0	100	30	15		450.00	SF 85.00	85.00	100	1993	1993	3	20	7,650
5	0845	KOOL DECK	0	100	0	0		881.00	SF 7.25	7.25	100	1993	1993	3	68	4,343
6	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	1993	1993	3	20	200
7	0910	SCRN RM L	0	100	39	34		1,326.00	SF 15.00	15.00	100	1994	1994	3	20	3,978
8	0810	CONCRETE A	0	100	23	2		46.00	SF 6.50	6.50	100	1994	1994	3	70	209
9	0810	CONCRETE A	0	100	16	1		16.00	SF 6.50	6.50	100	1994	1994	3	70	73

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
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.40	180,000.00

REVIEW DATE	08/22/2019	BY	DJA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1904 S LAKESIDE DR, FERNANDINA BEACH

TOTAL OB/XF															
20,180															

NASSAU COUNTY PROPERTY															
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		387,860
TOTAL MARKET OB/XF VALUE		20,180
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		660,040
SOH/AGL Deduction		280,933
ASSESSED VALUE		379,107
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		329,107
TOTAL JUST VALUE		660,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401374	XFOB	11,416	10/01/1994
B01006	REMODEL	50,400	05/01/1994
00270	SWIM POOL	14,200	06/01/1993
BP 3808	N/A	69,300	01/05/1987

SALES DATA							
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2306/0753	9/19/2019	WD	Q	I	01	452,000

GRANTOR: WILLIAMS MARY S

GRANTEE: CRAFT ROY E & COLLEEN

0492/0943	7/07/1986	WD	Q	V		32,500
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GRANTOR: FDNA BEACH DEV

GRANTEE: WILLIAMS ROBERT S

BUILDING NOTES							
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BUILDING DIMENSIONS							
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PTO=[YR=1993] W35 S12 BAS=[YR=1993] S44 W9 FGR=[YR=1994] N4
W6 UST=[YR=1994] W12 S2 E12 N2 \$ S2 W12 N2 W6 S26 E24 N22 \$
S24 E22 N20 E2 S3 E14 PTO=[YR=1993] E7 N1 E4 N19 W5 S14 W6 S6
\$ N6 FOP=[YR=1993] E6 N14 W7 S6 E1 S8 \$ N8 W1 N6 E10 N1 E2 N9
W2 N1 W3 N12 W8 N8 W27\$ E27 S8 E8 N20 \$ PTR= E25
FUS=[YR=1993] E35 S12 W17 S24 W5 S2 W8 N2 W5 N36 \$ W25 \$.