

LOT 24 & PT OF ABDN R/W
OR 790/1658 RES# 97-80
IN OR 544/427

ALLEY EUGENE E & SUSAN B
1892 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0024-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	12	CEDAR 90	0900	01	2,410	127.5764	151.50	365,115	1987	1987	0	0	0	17.50	82.50	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 10	1 SNGL FAM - 100% - 1989													Heated Area: 2130													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1989													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	12	HARDWOOD 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	2.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	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																										
NEIGHBORHOOD/LOC	2031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,486	100	1,486	185,731																									
FGR	484	55	266	33,247																									
FOP	48	30	14	1,750																									
FUS	644	100	644	80,492																									
TOTALS	2,662		2,410	301,220																									
EXTRA FEATURES				1892 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	0811	CONCRETE B	0	100	46	16	736.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,086													
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1987	1987	3	54.5	255													
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280													
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 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																													