

LOT 25 & PT OF ABDN R/W IN OR
790/658 (RES#97-80)
IN OR 773/383

CANNON JOSHUA L & VICKI P
1886 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0025-0000



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											
Exterior Wall	20	FACE BRICK 100	0900	01	2,642	120.8880	143.55	379,259	1989	2009	0	0	0	9.75	90.25	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1997													Heated Area: 2313										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	12	HARDWOOD 30																								
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		0 100																								
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	2,313	100	2,313	299,658																						
FGR	575	55	316	40,939																						
FOP	42	30	13	1,684																						
TOTALS			2,930	2,642	342,281																					
EXTRA FEATURES					1886 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										
2	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	1989	1989	3	20	8,160											
3	0812	CONCRETE C	0 100	0	0	1,199.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,854											
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360											
5	0462	ST/AL FNC	0 100	0	0	2,306.00	SF	10.00	10.00	100	2008	2008	3	56	12,914											
6	0940	SHEDS/PORT	0 100	12	16	192.00	SF	21.30	21.30	100	2008	2008	3	40	1,636											
7	0463	FENCE GATE	0 100	0	0	5.00	UT	300.00	300.00	100	2008	2008	3	76	1,140											
8	0911	SCRN RM A	0 100	0	0	1,540.00	SF	26.25	26.25	100	2011	2011	3	55	22,234											
9	0835	QUARY TILE	0 100	0	0	1,396.00	SF	10.00	10.00	100	2011	2011	3	93	12,983											
10	0855	CONC PAVER	0 100	0	0	616.00	SF	7.00	7.00	100	2010	2010	3	92	3,967											
TOTAL OB/XF 67,248																										
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	1.25	180,000.00	225,000.00	225,000									
REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																										