

LOT 26 & PT OF ABDN R/W
OR 790/1658 RES# 97-80
IN OR 2301/1191

FOUNTAIN JAMES COLE & IRIS SLOAN
1889 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0026-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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

NEIGHBORHOOD/LOC 2031.00

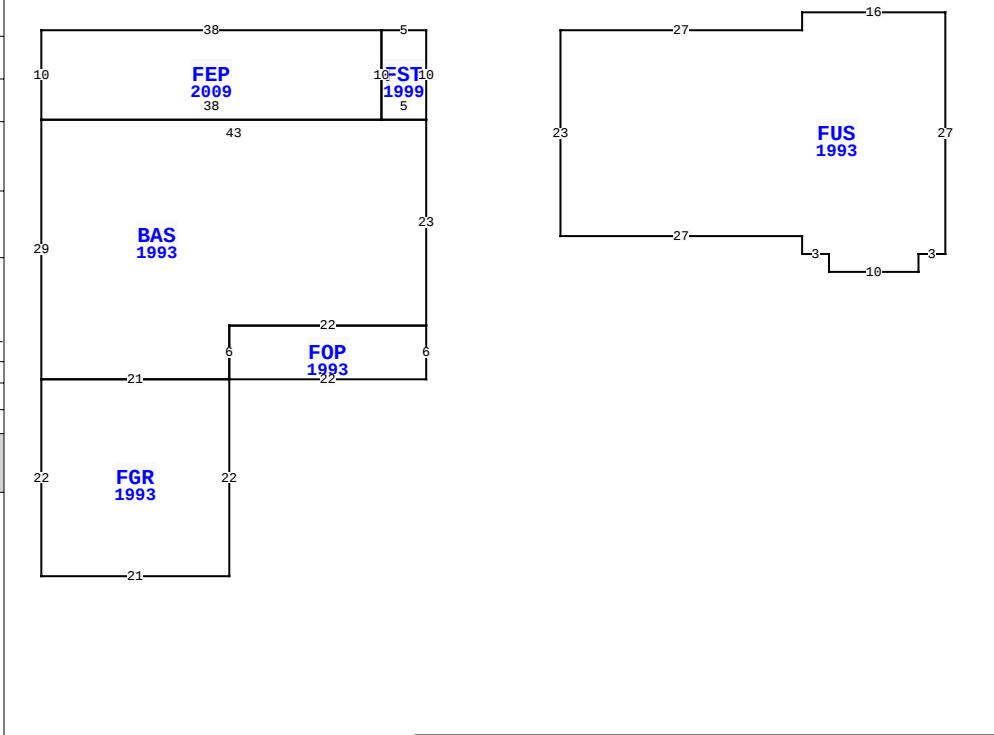
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,115	100	1,115	142,902
FEP	380	80	304	38,961
FGR	462	55	254	32,554
FOP	132	30	40	5,127
FST	50	55	28	3,589
FUS	1,073	100	1,073	137,520

TOTALS	3,212		2,814	360,653
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,438.00	SF	5.20
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30
6	0476	VF 6 SBPL	0	100	0	0	10.00	LF	32.00
7	0681	POLE SHED	0	100	16	11	176.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,814	130.8240	155.35	437,155	1987	1987	0	0	0 17.50	82.50
1 SNGL FAM - 100% - 2020 Heated Area: 2188 HX Base Yr 2020											



1889 S LAKESIDE DR, FERNANDINA BEACH				BLD DATE						LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1,438.00	SF	5.20	5.20	100	2012	2012	3	94	7,029			
78.00	SF	6.50	6.50	100	1987	1987	3	54.5	276			
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280			
120.00	SF	6.50	6.50	100	2012	2012	3	94	733			
160.00	SF	18.30	18.30	100	2000	2000	3	20	586			
10.00	LF	32.00	32.00	100	2005	2005	3	69	221			
176.00	SF	15.00	15.00	100	2012	2012	3	71	1,874			

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		360,653	
TOTAL MARKET OB/XF VALUE		11,999	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		552,652	
SOH/AGL Deduction		171,624	
ASSESSED VALUE		381,028	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		331,028	
TOTAL JUST VALUE		552,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		532,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25591	REP DW, ADD PATIO	6,000	01/01/2012
B21796	REMODEL	11,000	08/01/2008
B9906551	REMODEL	13,700	10/01/1999
BP4236	N/A	61,795	07/16/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2301/1191	8/23/2019	WD	Q	I	01
GRANTOR: PIKULA MICHAEL R JR &					SALE PRICE
GRANTEE: FOUNTAIN JAMES COLE					
1464/0944	12/08/2006	WD	U	I	07
GRANTOR: PIKULA MICHAEL R JR &					100
GRANTEE: PIKULA MICHAEL R JR					

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1999] W5 FEP=[YR=2009] W38 S10 BAS=[YR=1993] S29 FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E22 N6 W22 S6 \$ W21 \$ E21 N6 E22 N23 W43 \$ E38 N10 \$ S10 E5 N10 \$ PTR= E15 FUS=[YR=1993] E27 N2 E16 S27 W3 S2 W10 N2 W3 N2 W27 N23 \$ W15 \$.									