



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

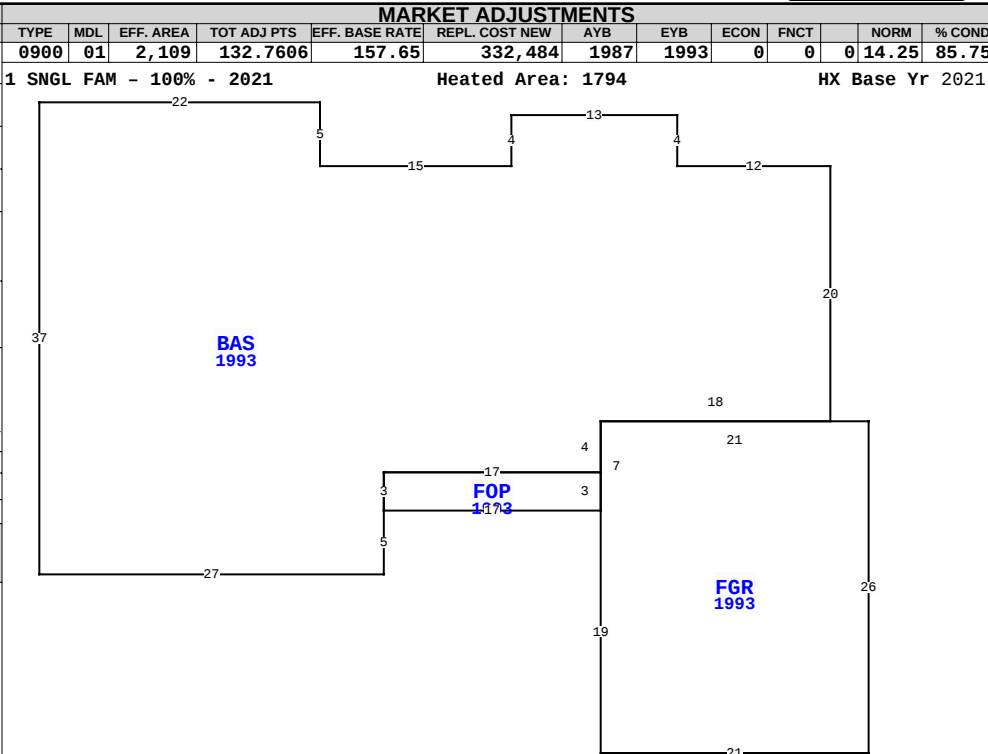
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1,794	242,522
FGR	546	55	300	40,555
FOP	51	30	15	2,028

TOTALS	2,391		2,109	285,105
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	70	3	210.00	SF	6.50	
2	0812	CONCRETE C	0 100	0	0	1,287.00	SF	4.00	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
4	0910	SCRN RM L	0 100	0	0	875.00	SF	15.00	
5	0471	VINYL FNC	0 100	0	0	28.00	LF	32.00	
6	0861	POOL GUNIT	0 100	0	0	435.00	SF	85.00	
7	0845	KOOL DECK	0 100	0	0	440.00	SF	7.25	

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



1947 S LAKESIDE DR, FERNANDINA BEACH

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	285,105								
TOTAL MARKET OB/XF VALUE	20,563								
TOTAL LAND VALUE - MARKET	180,000								
TOTAL MARKET VALUE	485,668								
SOH/AGL Deduction	99,138								
ASSESSED VALUE	386,530								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	336,530								
TOTAL JUST VALUE	485,668								
NCON VALUE	7,268								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	463,279								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035230	REPAIR/RRF	6,000	07/01/2003
BP 3780	N/A	54,000	12/29/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2339/1905	2/14/2020	WD	Q	I	02	457,000	
GRANTOR:TIMKEN MARK & MELISSA							
GRANTEE:MCKENNA JOHN RICHAR							
2205/0636	6/18/2018	WD	Q	I	01	416,000	
GRANTOR:KLONTZ DAVID S & HARR							
GRANTEE:TIMKEN MARK & MELIS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 N4 W13 S4 W15 N5 W22 S37E27 N5									
FOP=[YR=1993] E17 FGR=[YR=1993] S19E21 N26 W21 S7\$ N3 W17 S3\$ N3 E17 N4 E18 N20\$.									