LOT 32
IN OR 1301/1977
EGANS BLUFF #1 PB 5/93

ANDERSON GARY M & MARIE D
1953 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

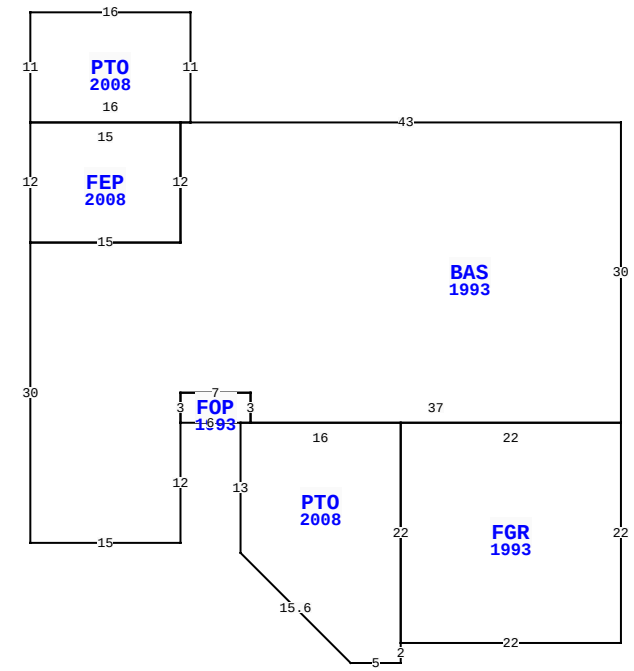
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,749	100	1,749	217,983
FEP	180	80	144	17,947
FGR	484	55	266	33,153
FOP	21	30	6	748
PTO	176	5	9	1,121
PTO	324	5	16	1,994
TOTALS	2,934		2,190	272,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,190	126.4494	150.16	328,850	1988	1988	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2006 Heated Area: 1749 HX Base Yr 2006



1953 S LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		272,946
TOTAL MARKET OB/XF VALUE		4,510
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		457,456
SOH/AGL Deduction		208,994
ASSESSED VALUE		248,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,462
TOTAL JUST VALUE		457,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25407	REPAIR/RRF	1,200	12/01/2011
M0914864	H/AC	0	10/01/2009
E22101	ELEC OTHER	1,000	09/01/2009
B22819	XFOB	19,000	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/1977	3/15/2005	WD	Q	I		279,000
GRANTOR: BLACKBURN ANN C FRANC						
GRANTEE: ANDERSON GARY M & M						
0492/0629	7/02/1986	WD	Q	V		24,900
GRANTOR: FDNA BEACH DEV						
GRANTEE: FRANCK WALTER & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 PTO=[YR=2008] N11 W16 S11 FEP=[YR=2008] S12 E15 N12 W15$ E16$ W1 S12 W15 S30 E15 N12 FOP=[YR=1993] E6 PTO=[YR=2008] S13 D11 R11 E5 N2 FGR=[YR=1993] E22 N22 W22 S22$ N22 W16$ E1 N3 W7 S3$ N3 E7 S3 E37 N30$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,320.00	SF	4.00	4.00	100	1988	1988	3	57	3,010	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
3	1242	WD DECK A	0	100	0	0	90.00	SF	10.00	10.00	100	2000	2000	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 4,510

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS