

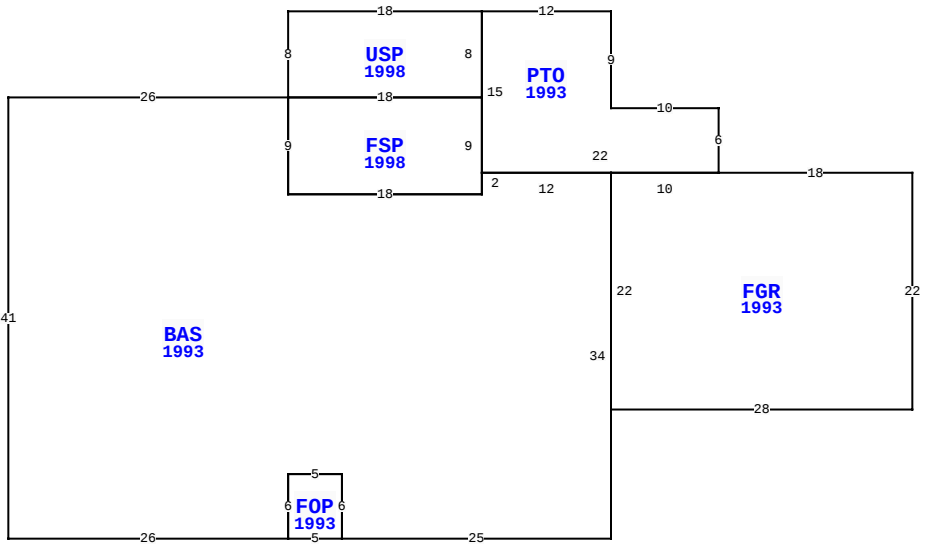
LOT 33
IN OR 2033/4
EGANS BLUFF #1 PB 5/93

EVERITT RYAN C & JENNIFER E
1967 LAKESIDE DR S
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0033-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	05	AVERAGE 70								0900	01	2,488	121.1088	143.82	357,824	1987	1987	0	0	0	16.45	83.55	VALUATION BY								
Exterior Wall	12	CEDAR 30								1 SNGL FAM - 100% - 2017														Tax Group: 8							
Roof Structure	03	GABLE/HIP 100								Heated Area: 2020														Tax Dist:							
Roof Cover	03	COMP SHNGL 100								HX Base Yr 2017														BUILDING MARKET VALUE							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE							
Interior Floor	14	CARPET 70																						TOTAL MARKET OB/XF VALUE							
Interior Floor	11	CLAY TILE 30																						TOTAL LAND VALUE - MARKET							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction							
Bedrooms	4	100																						ASSESSED VALUE							
Bathrooms	2	100																						TOTAL EXEMPTION VALUE							
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE							
Stories	1.	1. 100																						TOTAL JUST VALUE							
Units	0	100																						NCON VALUE							
BUD8 Adjustme	05	DIST 1A 100																						INCOME VALUE							
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE							
Quality	06	Quality Level 06																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM		MKT AREA																													
NEIGHBORHOOD/LOC	2031.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,020	100	2,020	242,726																											
FGR	616	55	339	40,735																											
FOP	30	30	9	1,081																											
FSP	162	40	65	7,810																											
PTO	240	5	12	1,442																											
USP	144	30	43	5,167																											
TOTALS	3,212		2,488	298,962																											
EXTRA FEATURES					1967 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	0810	CONCRETE A	0 100	42 3	126.00	SF	6.50	6.50	100	1987	1987	3	54.5	446																	
2	0811	CONCRETE B	0 100	58 15	870.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,466																	
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240																	
LAND DESCRIPTION																	TOTAL OB/XF														
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	1.00	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																															