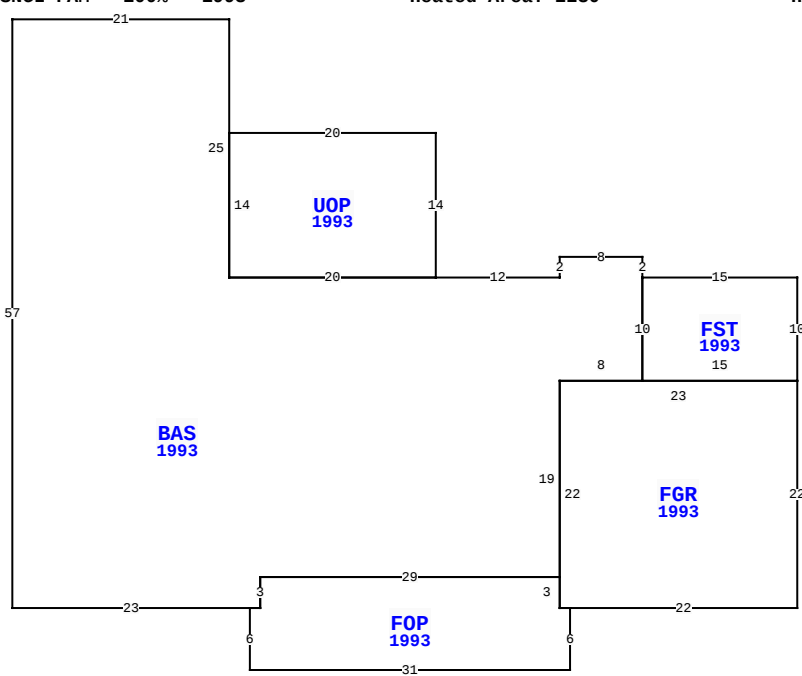


MARKIW NICHOLAS & SUSAN W
1955 LAKESIDE DRIVE NORTH
FERNANDINA BEACH, FL 32034

00-00-30-021A-0051-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				VALUATION SUMMARY									
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 90								0900	01	2,728	119.4528	141.85	386,967	1987	1987		0		0	16.93	83.07	VALUATION BY STANDARD					
Exterior Wall	20	FACE BRICK 10								1 SNGL FAM - 100% - 1993										Heated Area: 2230 HX Base Yr 1993									
RooF Structur	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame Stories	02	WOOD FRAME 100																											
Units	1.	1. 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	2,230	100	2,230	262,772																									
FGR	506	55	278	32,758																									
FOP	273	30	82	9,663																									
FST	150	55	82	9,663																									
UOP	280	20	56	6,599																									
TOTALS		3,439		2,728	321,453																								
EXTRA FEATURES										1955 N 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	69	3	207.00	SF	6.50	6.50	100	1987	1987	3	54.5	733														
2	0811	CONCRETE B	0 100	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,768														
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280														
4	0845	KOOL DECK	0 100	0	0	1,028.00	SF	7.25	7.25	100	1989	1989	3	59.5	4,435														
5	0861	POOL GUNIT	0 100	0	0	576.00	SF	85.00	85.00	100	1989	1989	3	20	9,792														
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1989	1989	3	20	200														
7	0910	SCRN RM L	0 100	0	0	1,816.00	SF	15.00	15.00	100	1989	1989	3	20	5,448														
8	0810	CONCRETE A	0 100	12	29	348.00	SF	6.50	6.50	100	2012	2012	3	94	2,126														
LAND DESCRIPTION										TOTAL OB/XF 25,782																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																													