

LOT 53
IN OR 2070/1982
EGANS BLUFF #2 PB 5/102

FLOOD JANET M
1937 N LAKESIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0053-0000



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	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		

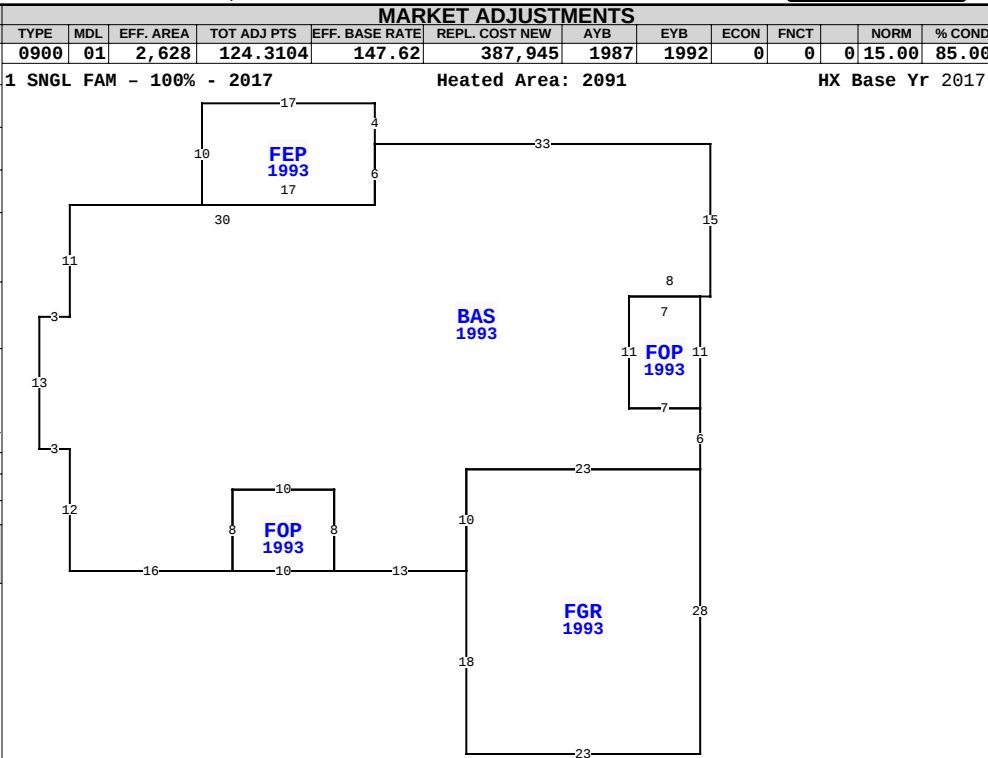
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	262,372
FEP	170	80	136	17,065
FGR	644	55	354	44,418
FOP	77	30	23	2,886
FOP	80	30	24	3,012

TOTALS	3,062	2,628	329,753
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	942.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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

REVIEW DATE	01/14/2021	BY	TWA
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1937 N LAKESIDE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,144											

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5,144											

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		329,753	
TOTAL MARKET OB/XF VALUE		5,144	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		514,897	
SOH/AGL Deduction		242,553	
ASSESSED VALUE		272,344	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		222,344	
TOTAL JUST VALUE		514,897	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2070/1982	9/02/2016	WD Q	I	I	01
GRANTOR: DUNCAN CURTIS & TAMAR					
GRANTEE: FLOOD JANET M					
1026/1089	12/21/2001	WD Q	I	I	
GRANTOR: FULLAGER CHRISTOPHER					
GRANTEE: DUNCAN CURTIS & TAM					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W33 FEP=[YR=1993] N4 W17 S10 E17 N6S\$6 W30 S11 W3 S13 E3 S12 E16 FOP=[YR=1993] E10 N8 W10 S8\$ N8 E10S8 E13 FGR=[YR=1993] S18 E23 N28 W23 S10 \$ N10 E23 N6 FOP=[YR=1993] N11 W7 S11 E7 \$ W7 N11 E8 N15 \$.											