

LOT 54
IN OR 2458/50
EGAN'S BLUFF #2 PB 5/102

BOOTS JEFFREY LYNN &/CARMACK AMBER NICCOLE
1921 LAKESIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0054-0000



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	2,440	121.4906	144.27	352,019	1987	1987	0	0	0	16.45	83.55	VALUATION BY																
Exterior Wall	12	CEDAR 30								1 SNGL FAM - 100% - 2022										Heated Area: 2084										HX Base Yr 2022									
Roof Structur	03	GABLE/HIP 100																		Tax Group: 8										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										294,112									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										5,870									
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										180,000									
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										479,982									
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										974																			
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										479,008																			
Bedrooms	3	100								TOTAL EXEMPTION VALUE										HX HB																			
Bathrooms	2.5	100								BASE TAXABLE VALUE										50,000																			
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										479,982																			
Stories	2.	2. 100								NCON VALUE										0																			
Units	0	100								INCOME VALUE																													
BUD8 Adjustme	05	DIST 1A 100								PREVIOUS YEAR MKT VALUE										465,056																			
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	1,009	100	1,009	121,622																																			
FGR	628	55	345	41,585																																			
FUS	1,075	100	1,075	129,578																																			
PTO	228	5	11	1,326																																			
TOTALS	2,940		2,440	294,112																																			
EXTRA FEATURES					1921 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	0	0	206.00	SF	6.50	6.50	100	1987	1987	3	54.5	730																							
2	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,314																							
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	1242	WD DECK A	0	100	0	0	70.00	SF	10.00	10.00	100	2000	2000	3	20	140																							
5	0680	POLE SHED	0	100	0	0	140.00	SF	10.00	10.00	100	2000	2000	3	29	406																							
TOTAL OB/XF																		5,870																					
LAND DESCRIPTION																																							
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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																																							