

LOT 56
IN OR 659 PG 100
EGAN'S BLUFF #2 PB 5/102

HOOPER GERALD D & LISA A
1907 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0056-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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
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NEIGHBORHOOD/LOC	2031.00
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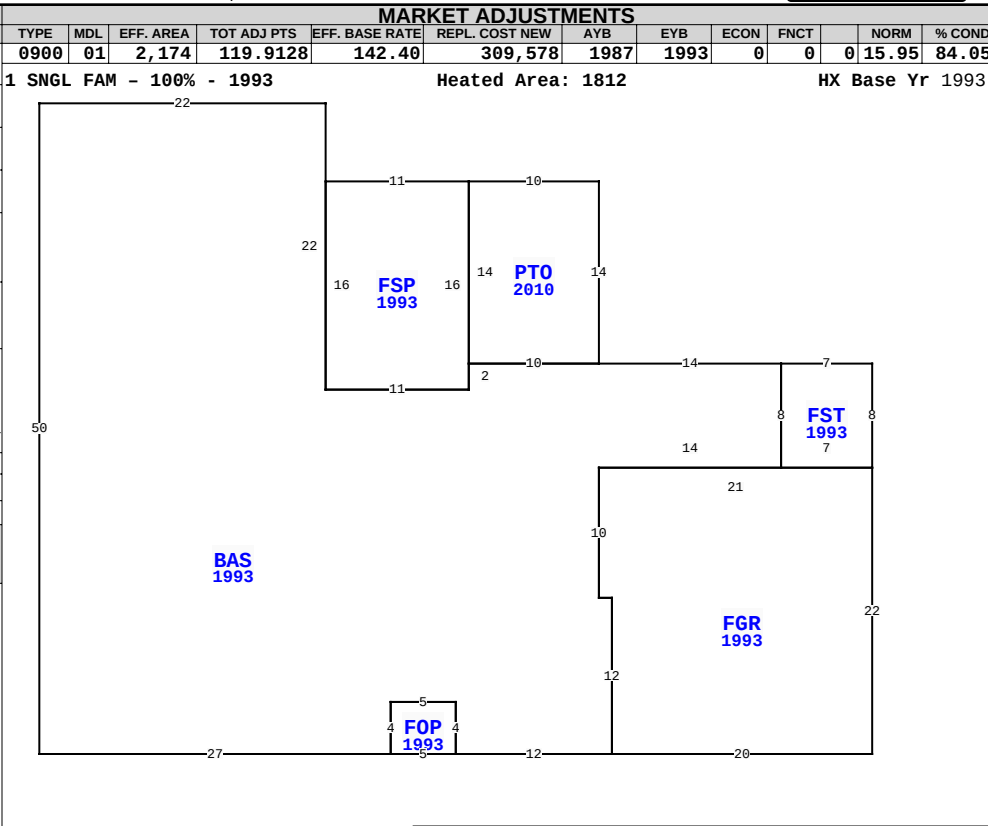
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	216,873
FGR	450	55	248	29,682
FOP	20	30	6	718
FSP	176	40	70	8,378
FST	56	55	31	3,710
PTO	140	5	7	838

TOTALS	2,654	2,174	260,200
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	1,750.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	

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	KBA
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 8	Tax Dist:										
BUILDING MARKET VALUE	260,200										
TOTAL MARKET OB/XF VALUE	5,584										
TOTAL LAND VALUE - MARKET	180,000										
TOTAL MARKET VALUE	445,784										
SOH/AGL Deduction	250,679										
ASSESSED VALUE	195,105										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	145,105										
TOTAL JUST VALUE	445,784										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	424,392										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3991	N/A	55,713	03/31/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0659/0100	5/20/1992	WD	Q	I		116,500	
GRANTOR: CRANSHAW DOROTHY J							
GRANTEE: HOOPER GERALD & LIS							
0529/0034	10/16/1987	WD	Q	I		132,000	
GRANTOR: ALMAND AMOS F JR							
GRANTEE: CRANSHAW DOROTHY J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] N8 W7 BAS=[YR=1993] W14 PTO=[YR=2010] N14 W10 FSP=[YR=1993] W11 S16E11 N16\$ S14 E10\$ W10 S2 W11 N22 W22 S50 E27FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E12 FGR=[YR=1993] E20 N22 W21 S10 E1 S12 \$ N12 W1 N10 E14 N8\$ S8 E7\$.											