



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
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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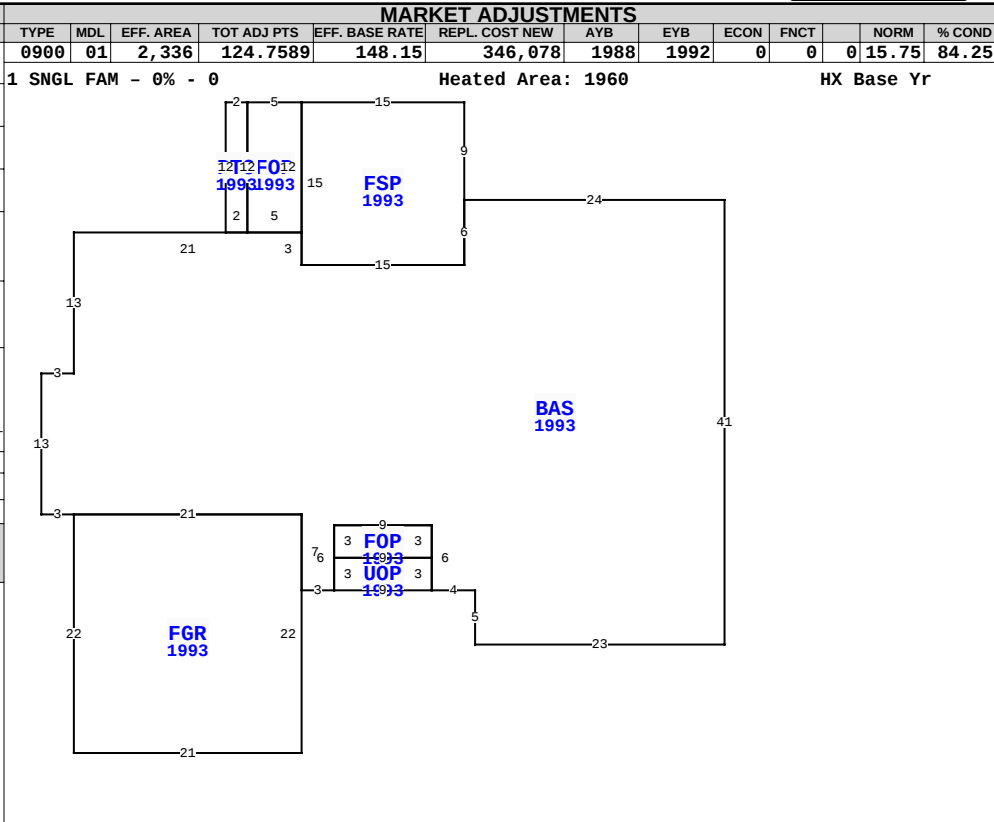
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	244,640
FGR	462	55	254	31,703
FOP	27	30	8	998
FOP	60	30	18	2,247
FSP	225	40	90	11,234
PTO	24	5	1	125
UOP	27	20	5	624

TOTALS	2,785		2,336	291,571
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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	0	53	16	848.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	0	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	0		RS-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/14/2021	BY	KBA
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1890 N LAKESIDE DR, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
848.00	SF	5.20	5.20	100	1988	1988	3	57	2,513	
96.00	SF	6.50	6.50	100	1988	1988	3	57	356	
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

TOTAL OB/XF											5,179	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	LA
D	ZONE			LND	TYPE	T	TH FACT	COND	ADJ	PRICE	UNIT PRICE	VAL
	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1

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	291,571		
TOTAL MARKET OB/XF VALUE	5,179		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	476,750		
SOH/AGL Deduction	73,907		
ASSESSED VALUE	402,843		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	402,843		
TOTAL JUST VALUE	476,750		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	454,716		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4686	NEW CONSTR	63,706	02/23/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2389/1950	5/12/2020	WD U	I	11	
GRANTOR: MABERTO ELISE M					
GRANTEE: MABERTO ELISE M REV					
0687/1282	9/01/1993	WD Q	I		134,000
GRANTOR: HIBBINBOTHAM O W					
GRANTEE: MABERTO ELISE M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W24 FSP=[YR=1993] N9 W15 FOP=[YR=1993] W5 PTO=[YR=1993] W2 S12 E2 N12\$ S12 E5 N12\$ S15E15 N6\$ S6 W15 N3 W21 S13 W3 S13 E3 FGR=[YR=1993] S22 E21 N22 W21\$ E21 S7 E3 UOP=[YR=1993] E9 N3 FOP=[YR=1993] N3 W9 S3 E9\$ W9 S3\$ N6 E9 S6 E4 S5 E23 N41\$.											