LOT 2
AMELIA PARK LAKESIDE
OR 2293/1551

READ JACOB/
1529 LAKESIDE CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-102L-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

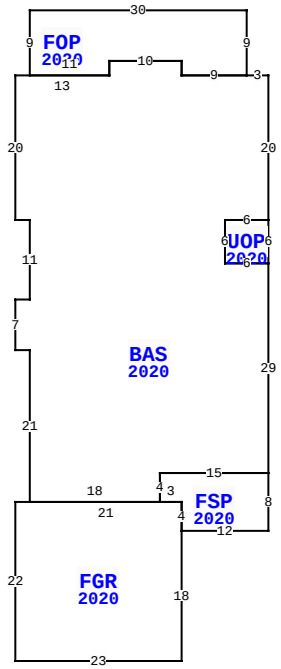
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	1,925	370,721
FGR	506	55	278	53,538
FOP	250	30	75	14,443
FSP	108	40	43	8,281
UOP	36	20	7	1,348
TOTALS	2,825		2,328	448,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,328	135.8280	193.55	450,584	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 1925 HX Base Yr 2021



1529 LAKESIDE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		448,331
TOTAL MARKET OB/XF VALUE		3,633
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		581,964
SOH/AGL Deduction		104,510
ASSESSED VALUE		477,454
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		422,454
TOTAL JUST VALUE		581,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200050	NEW CONSTR	261,585	03/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	10/26/2020	CN	Q	I	01	584,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: READ JACOB						
2325/0837	12/09/2019	SW	U	V	11	100
GRANTOR: AP LAKESIDE LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W3 FOP=[YR=2020] N9 W30 S9 E11 N2 E10 S2 E9 $ W9 N2 W10 S2 W13 S20 E2 S11 W2 S7 E2 S21 FGR=[YR=2020] W2 S22 E23 N18 FSP=[YR=2020] E12 N8 W15 S4 E3 S4 $ N4 W21 $ E18 N4 E15 N29 UOP=[YR=2020] N6 W6 S6 E6 $ W6 N6 E6 N20$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	367.00	SF	10.00	10.00	100	2020	2020	3	99	3,633	

LAND DESCRIPTION

TOTAL OB/XF 3,633

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 11/24/2020 BY RK Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS