LOT 3
AMELIA PARK LAKESIDE
OR 2293/1551

SCHAEFFER DONALD THOMAS JR & KRISTIN M/
1525 LAKESIDE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-102L-0003-0000

BUILDING CHARACTERISTICS

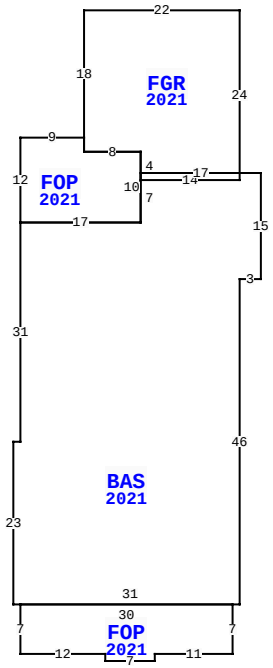
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,840	100	1,840	326,177
FGR	496	55	273	48,395
FOP	188	30	56	9,927
FOP	217	30	65	11,523
TOTALS	2,741		2,234	396,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,234	124.4012	177.27	396,021	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 1840 HX Base Yr 2022



1525 LAKESIDE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		396,021
TOTAL MARKET OB/XF VALUE		5,260
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		531,281
SOH/AGL Deduction		18,531
ASSESSED VALUE		512,750
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		462,750
TOTAL JUST VALUE		531,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200247	NEW CONSTR	0	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0333	7/07/2022	LE	U	I	11	100
GRANTOR: SCHAEFFER DONALD THOM						
GRANTEE: SCHAEFFER KRISTIN M						
2451/1697	3/17/2021	WD	Q	I	01	550,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SCHAEFFER DONALD TH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W22 S18 FOP=[YR=2021] W9 S12 BAS=[YR=2021] S31 W1 S23 E1 FOP=[YR=2021] S7 E12 S1 E7 N1 E11 N7 W30$ E31 N46 E3 N15 W17 S7 W17 $ E17 N10W8 N2 $ S2 E8 S4 E14 N24 $.

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	526.00	SF	10.00	10.00	100	2021	2021	3	100	5,260	

LAND DESCRIPTION

TOTAL OB/XF 5,260

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 02/07/2021 BY RK Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS