

DUNN MARGARET M
1517 LAKESIDE CT
FERNANDINA BEACH, FL 32034

00-00-31-102L-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

10ABOVE AVG 100

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

15HARDTILE 70

14CARPET 30

03CENTRAL 100

04AIR DUCTED 100

3100
2100

02WOOD FRAME 100

1.1.100
0100

00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,8431001,843337,195

FGR5185528552,144

FOP16030488,782

FOP189305710,429

TOTALS2,7102,233408,550

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000398.00SF10.0010.001002021202131003,980

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR10000001.00LT1.001.001.00130,000.00130,000.00130,000

REVIEW DATE08/10/2021BYRKJHTotal Acres: 0.00Total Land Value: 130,000Market: 0Agricultural: 0Common: 130,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500012,233128.3898182.96408,55020212021000.00100.00

1 SFR CUST - 100% - 2022Heated Area: 1843HX Base Yr 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE408,550

TOTAL MARKET OB/XF VALUE3,980

TOTAL LAND VALUE - MARKET130,000

TOTAL MARKET VALUE542,530

SOH/AGL Deduction18,798

ASSESSED VALUE523,732

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE468,732

TOTAL JUST VALUE542,530

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE508,478

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2479/18717/09/2021WD QI02575,200

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: DUNN MARGARET M

2325/083712/09/2019SW U V 11100

GRANTOR: AP LAKESIDE LLC

GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 FOP=[YR=2021] N8 W20 S8 E20\$ W26 S45 W3 S15 E3 FGR=[YR=2021] S25 E22 N17 FOP=[YR=2021] E9 N13 W17 S9 E8 S4\$ N4 W8 N4 W14 \$ E14 N5 E17 N32 E1 N23\$.