

LOT 16
IN OR 542 PG 209
EGAN'S BLUFF # 1 PB 5/93

SCOFIELD LELAND R & NANCY M
1978 LAKESIDE DR SOUTH
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	1,310	100	1,310	157,679
FEP	394	80	315	37,915
FGR	552	55	304	36,591
FOP	64	30	19	2,287
FSP	168	40	67	8,064
FUS	1,034	100	1,034	124,458

TOTALS	3,522		3,049	366,993
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
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	1,453.00	SF	4.00	4.00
3	0830	FLAGSTONE	0 100	0	0	672.00	SF	3.60	3.60
4	0855	CONC PAVER	0 100	0	0	178.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	08/22/2019	BY	DJA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,049	115.3220	144.15	439,513	1988	1990		0	0	16.50	83.50	
1 SNGL FAM - 100% - 1989													
Heated Area: 2344													
HX Base Yr 1989													
1978 S LAKESIDE DR, FERNANDINA BEACH													

TOTAL OB/XF													
7,343													

TOTAL OB/XF													
7,343													

Market:	0
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Agricultural:	0
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Common:	350,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		366,993	
TOTAL MARKET OB/XF VALUE		7,343	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		724,336	
SOH/AGL Deduction		438,749	
ASSESSED VALUE		285,587	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		235,587	
TOTAL JUST VALUE		724,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213153	ROOF	8,610	10/01/2012
B0007699	XFOB	30,000	11/01/2000
4628	NEW CONSTR	77,259	01/27/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0542/0209	5/02/1988	WD	Q	I	
GRANTOR: ALMAND AMOS F JR					
GRANTEE: SCOFIELD LELAND & N					
0507/0686	1/06/1987	WD	Q	V	
GRANTOR: FDNA BCH DEV					
GRANTEE: ALMAND AMOS F JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 FSP=[YR=2002] N14 W12 FEP=[YR=2002] W26 S16 E15 N2 E11 N14 \$ S14 E12\$ W23 S2 W15 S26 E16 FOP=[YR=1993] S8 E8 N8 W8\$ E22 FGR=[YR=1993] S8 E23 N24 W23 S16\$ N16 E23 N12\$ PTR=N15 FUS=[YR=1993] N26 E15 N2 E23 S28 W38\$ S15\$.									

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