LOT 18
IN OR 2155/1689
EGANS BLUFF #1 PB 5/93

PROHASKA FRANZ JR & SUZANNE E
1950 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0018-0000

BUILDING CHARACTERISTICS

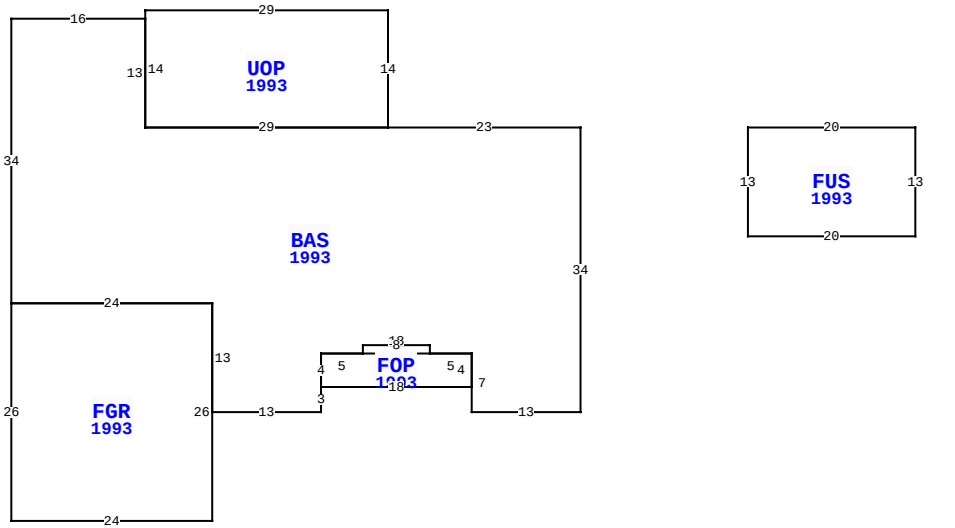
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,082	100	2,082	272,356
FGR	624	55	343	44,870
FOP	80	30	24	3,140
FUS	260	100	260	34,012
UOP	406	20	81	10,596
TOTALS	3,452		2,790	364,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	127.6224	159.53	445,089	1987	1987	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2018 Heated Area: 2342 HX Base Yr 2018



1950 S LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		364,973
TOTAL MARKET OB/XF VALUE		52,654
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		767,627
SOH/AGL Deduction		283,927
ASSESSED VALUE		483,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		433,700
TOTAL JUST VALUE		767,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1076116	SCN ROOM	0	10/01/2018
B1809536	SWIM POOL	35,000	09/19/2018
BP3610	N/A	70,000	09/12/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1689	10/31/2017	WD	Q	I	02	435,000
GRANTOR: JONES CLAYTON W						
GRANTEE: PROHASKA FRANZ JR &						
1622/1918	6/01/2009	WD	Q	I	01	445,000
GRANTOR: ROSS WILLIAM L & DILL						
GRANTEE: JONES CLAYTON W & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N14 W29 S14 E29$ W29 N13 W16 S34 FGR=[YR=1993] S26 E24 N26 W24$ E24 S13 E13 N3 FOP=[YR=1993] E18 N4 W5 N1 W8 S1 W5 S4$ N4 E18 S7 E13 N34$ PTR=E20FUS=[YR=1993] E20 S13 W20 N13$ W20$.

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	0812	CONCRETE C	0	100	24	48	1,152.00	SF	4.00	4.00	100	1987	1987	3	52	2,396	
2	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1987	1987	3	52	385	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	0911	SCRN RM A	0	100	0	0	828.00	SF	17.50	17.50	100	2018	2018	3	82	11,882	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2018	2018	3	87	33,278	
6	0855	CONC PAVER	0	100	0	0	358.00	SF	10.00	10.00	100	2018	2018	3	97	3,473	

LAND DESCRIPTION

TOTAL OB/XF 52,654

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.40	250,000.00	350,000.00	350,000							

REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS