LOT 20
EGAN'S BLUFF # 1 PB 5/93

PAPPADA NICHOLAS & SARA
1934 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

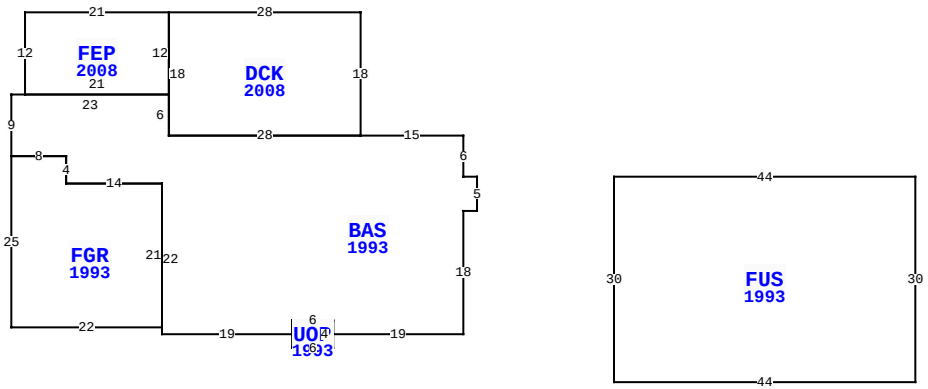
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1,534	194,444
DCK	504	10	50	6,338
FEP	252	80	202	25,605
FGR	494	55	272	34,477
FUS	1,320	100	1,320	167,318
UOP	24	20	5	634
TOTALS	4,128		3,383	428,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,383	112.3596	140.45	475,142	1987	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2024 Heated Area: 2854 HX Base Yr 2024



1934 S LAKESIDE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		428,816
TOTAL MARKET OB/XF VALUE		83,019
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		861,835
SOH/AGL Deduction		0
ASSESSED VALUE		861,835
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		811,835
TOTAL JUST VALUE		861,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		674,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
218118	SWIM POOL	0	09/01/2021
870089	N/A	79,694	03/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/564	4/13/2023	WD	Q	I	01	1,120,000
GRANTOR: BACON LOUISE J						
GRANTEE: PAPPADA NICHOLAS &						
2370/1311	6/23/2020	WD	Q	I	01	470,000
GRANTOR: DAVIS TODD F & LYNDA						
GRANTEE: BACON LOUISE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N6 W15 DCK=[YR=2008] N18 W28 FEP=[YR=2008] W21 S12 E21 N12$ S18 E28$ W28 N6 W23 S9 FGR=[YR=1993] S25 E22 N21 W14 N4 W8$ E8 S4 E14 S22 E19 UOP=[YR=1993] S2 E6 N4 W6 S2$ N2 E6 S2 E19 N18 E2 N5$ PTR= E20 FUS=[YR=1993] E44 S30 W44 N30$ W20$.

EXTRA FEATURES

L N	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	0	0	1,473.00	SF	4.00	4.00	100	1987	1987	3	52	3,064	
2	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	1987	1987	3	52	608	
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	0861	POOL GUNIT	0	100	0	0	275.00	SF	85.00	85.00	100	2022	2022	3	98	22,908	
5	0855	CONC PAVER	0	100	0	0	1,386.00	SF	10.00	10.00	100	2022	2022	3	100	13,860	
6	1242	WD DECK A	0	100	0	0	225.00	SF	10.00	10.00	100	2022	2022	3	97	2,183	
7	0911	SCRN RM A	0	100	0	0	2,021.00	SF	17.50	17.50	100	2022	2022	3	97	34,306	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 83,019

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS