LOT 21
IN OR 489/30
EGANS BLUFF #1 PB 5/93

QUATTLEBAUM KENNETH E & SHERRY
1922 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

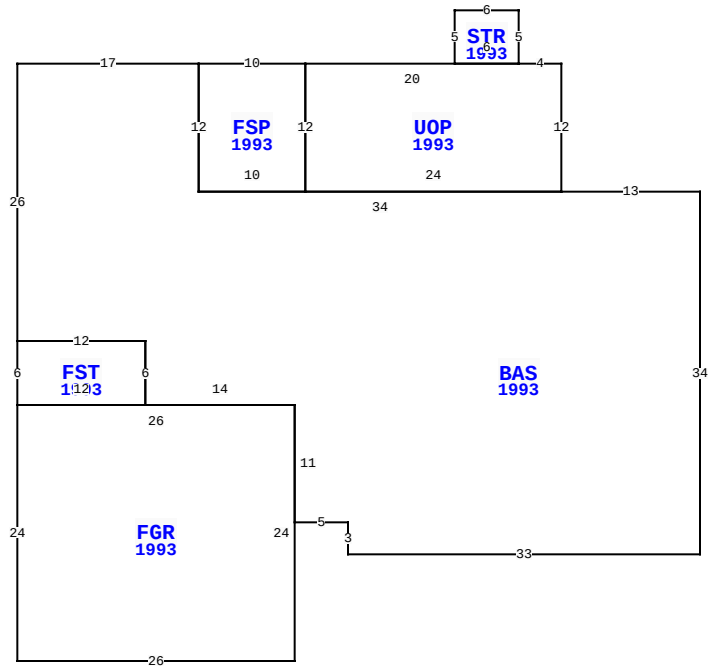
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,929	100	1,929	247,832
FGR	624	55	343	44,068
FSP	120	40	48	6,167
FST	72	55	40	5,139
STR	30	10	3	385
UOP	288	20	58	7,452
TOTALS	3,063		2,421	311,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	126.1113	157.64	381,646	1986	1986	0	0	0	18.50	81.50

1 SNGL FAM – 100% - 1987 Heated Area: 1929 HX Base Yr 1987



1922 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		311,041
TOTAL MARKET OB/XF VALUE		7,317
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		668,358
SOH/AGL Deduction		453,157
ASSESSED VALUE		215,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,201
TOTAL JUST VALUE		668,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0489/0030	5/09/1986	WD	Q	V		30,900

GRANTOR: FDNA BEACH DEV
GRANTEE: QUATTLEBAUM KENNETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N12 W4 STR=[YR=1993] N5 W6 S5 E6$ W20 FSP=[YR=1993] W10 S12 E10 N12$ S12 E24$ W34 N12 W17 S26 FST=[YR=1993] S6 FGR=[YR=1993] S24 E26 N24 W26$ E12 N6 W12$ E12 S6 E14 S11 E5 S3 E33 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0812	CONCRETE C	0	100	15	6	90.00	SF	4.00	4.00	100	1986	1986	3	49.5	178	
3	0812	CONCRETE C	0	100	0	0	2,545.00	SF	4.00	4.00	100	1986	1986	3	49.5	5,039	

LAND DESCRIPTION

TOTAL OB/XF 7,317

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 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS