

LOT 24 & PT OF ABDN R/W  
OR 790/1658 RES# 97-80  
IN OR 544/427

ALLEY EUGENE E & SUSAN B  
1892 LAKESIDE DRIVE S  
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0024-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 12  | CEDAR 90       |
| Exterior Wall            | 16  | WD FR STUC 10  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 70      |
| Interior Floor           | 12  | HARDWOOD 30    |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 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       | 1,486            | 100         | 1,486        | 194,317              |
| FGR       | 484              | 55          | 266          | 34,784               |
| FOP       | 48               | 30          | 14           | 1,831                |
| FUS       | 644              | 100         | 644          | 84,213               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,662 |  | 2,410 | 315,145 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 46 | 16 | 736.00 | SF | 5.20     | 5.20           |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 24 | 3  | 72.00  | SF | 6.50     | 6.50           |       |
| 3              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       |       |

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

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                                       | 01  | 2,410     | 127.5764    | 159.47         | 384,323        | 1987 | 1987 | 0    | 0    | 18.00 | 82.00  |
| 1 SNGL FAM - 100% - 1989 Heated Area: 2130 HX Base Yr 1989 |     |           |             |                |                |      |      |      |      |       |        |
|                                                            |     |           |             |                |                |      |      |      |      |       |        |

|                                      |          |           |            |     |
|--------------------------------------|----------|-----------|------------|-----|
| 1892 S LAKESIDE DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/13/2024 | MLU |
|                                      | XF DATE  | LAND DATE |            |     |
|                                      | INC DATE | AG DATE   |            |     |

| 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   | 0811       | CONCRETE B  | 0   | 100 | 46 | 16 | 736.00 | SF | 5.20     | 5.20           | 100       | 1987    | 1987        | 3 | 52     | 1,990           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 24 | 3  | 72.00  | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3 | 52     | 243             |       |
| 3   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1987    | 1987        | 3 | 62     | 1,240           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,473       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 8              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 315,145   |             |
| TOTAL MARKET OB/XF VALUE  |  | 3,473     |             |
| TOTAL LAND VALUE - MARKET |  | 350,000   |             |
| TOTAL MARKET VALUE        |  | 668,618   |             |
| SOH/AGL Deduction         |  | 446,225   |             |
| ASSESSED VALUE            |  | 222,393   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 172,393   |             |
| TOTAL JUST VALUE          |  | 668,618   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 556,841   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R1313483   | ROOF        | 6,000  | 05/01/2013 |
| BP3846     | N/A         | 58,000 | 01/29/1987 |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0544/0427                     | 5/31/1988 | WD        | Q   | I   |        | 169,000    |  |
| GRANTOR: HAND TODD & ANNETTE  |           |           |     |     |        |            |  |
| GRANTEE: ALLEY EUGENE & SUSAN |           |           |     |     |        |            |  |
| 0516/0166                     | 4/27/1987 | WD        | Q   | I   |        | 161,900    |  |
| GRANTOR: WILKERSON IRA C &    |           |           |     |     |        |            |  |
| GRANTEE: HAND TODD & ANNETTE  |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W23 U2 L2 W7 L2 D2 W12 S34 E12 S3<br>FOP=[YR=1993] S4 E12 FGR=[YR=1993] S9 E22 N22 W22 S13\$ N4<br>W12\$ E12 N9 E22N28\$ PTR=E20 FUS=[YR=1993] E23 S28 W23 N28\$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |