LOT 25 & PT OF ABDN R/W IN OR
790/658 (RES#97-80)
IN OR 773/383

CANNON JOSHUA L & VICKI P
1886 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

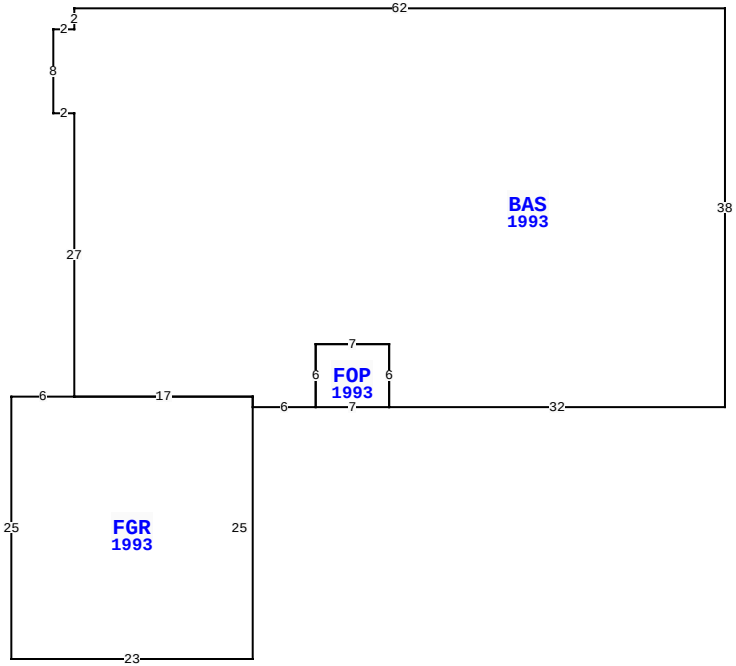
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,313	100	2,313	312,818
FGR	575	55	316	42,737
FOP	42	30	13	1,758
TOTALS	2,930		2,642	357,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,642	120.8880	151.11	399,233	1989	2009	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 1997 Heated Area: 2313 HX Base Yr 1997



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

1886 S LAKESIDE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		357,314
TOTAL MARKET OB/XF VALUE		63,726
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		733,540
SOH/AGL Deduction		429,736
ASSESSED VALUE		303,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,804
TOTAL JUST VALUE		733,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24840	ADDITION	38,279	06/01/2011
B22158	GARAGE DOORS	273	12/01/2008
5720	NEW CONSTR	80,079	05/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0773/0383	10/04/1996	WD	Q	I		177,500
GRANTOR: HICKOX ALVIN M & STEP						
GRANTEE: CANNON JOSHUA LEE &						
0532/0273	12/01/1987	WD	Q	V		36,500
GRANTOR: MIXON CHARLES & L J						
GRANTEE: HICKOX ALVIN & S S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S2 W2 S8 E2 S27 FGR=[YR=1993] W6 S25 E23 N25 W17 $ E17 S1 E6 FOP=[YR=1993] E7 N6 W7 S6 $ N6 E7 S6 E32 N38 $.

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	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1989	1989	3	20	8,160	
2	0812	CONCRETE C	0	100	0	0	1,199.00	SF	4.00	4.00	100	1989	1989	3	57	2,734	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
4	0462	ST/AL FNC	0	100	0	0	2,306.00	SF	10.00	10.00	100	2008	2008	3	52	11,991	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	2008	2008	3	35	1,431	
6	0463	FENCE GATE	0	100	0	0	5.00	UT	300.00	300.00	100	2008	2008	3	74	1,110	
7	0911	SCRN RM A	0	100	0	0	1,540.00	SF	26.25	26.25	100	2011	2011	3	50	20,213	
8	0835	QUARY TILE	0	100	0	0	1,396.00	SF	10.00	10.00	100	2011	2011	3	92	12,843	
9	0855	CONC PAVER	0	100	0	0	616.00	SF	7.00	7.00	100	2010	2010	3	91	3,924	

LAND DESCRIPTION

TOTAL OB/XF 63,726

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	1.25	250,000.00	312,500.00	312,500							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/06/2024 BY SYS