

LOT 27
IN OR 851/329
EGANS BLUFF #1 PB 5/93

GOSHCO JOHN
1901 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,317	100	1,317	164,302
FGR	462	55	254	31,688
FOP	30	30	9	1,123
FOP	39	30	12	1,497
FUS	632	100	632	78,845
PTO	85	5	4	499

TOTALS	2,565		2,228	277,954
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0 100	54	3	162.00	SF	6.50	6.50	100
2	0812	CONCRETE C	0 100	0	0	1,059.00	SF	4.00	4.00	100
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100

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

REVIEW DATE 08/22/2019 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,228	121.7160	152.14	338,968	1987	1987	0	0	0 18.00	82.00	
1 SNGL FAM - 100% - 1999												
Heated Area: 1949												
HX Base Yr 1999												

1901 S LAKESIDE DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/13/2024 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			277,954
TOTAL MARKET OB/XF VALUE			3,991
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			531,945
SOH/AGL Deduction			316,740
ASSESSED VALUE			215,205
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			160,205
TOTAL JUST VALUE			531,945
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			449,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3624	N/A	55,700	09/19/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/0329	10/05/1998	WD	Q	I		171,500
GRANTOR: TOMBERLIN JEFFREY M &						
GRANTEE: GOSHO ANNE & JOHN						
0672/0732	12/21/1992	WD	Q	I		123,000
GRANTOR: HARRIS STEPHEN & B B						
GRANTEE: TOMBERLIN JEFF & M						

BUILDING NOTES												
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BUILDING DIMENSIONS												
PTO=[YR=1993] W17 S5 BAS=[YR=1993] W26 S14 W3 S17 FGR=[YR=1993] S21 E22N21 W22\$ E23 U2 R2 FOP=[YR=1993] S4 E8 N4 U1 L1 W6 L1 D1 \$ U1 R1 E6 D3 R3 E6 U3 R3 E2 N25 FOP=[YR=1993] N3 W10 S3 E10\$ W10 N3 W7\$ E17 N5\$ PTR=E20 FUS=[YR=1993] E43 S10 W2 S2 W21 S6 W20 N18\$ W20\$.												

TOTAL OB/XF												
3,991												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00

Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS