LOT 29
EGANS BLUFF #1 PB 5/93

SULLIVAN DIANE
PO BOX 131
FLAGTOWN, NJ 08821

2024

00-00-30-021A-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

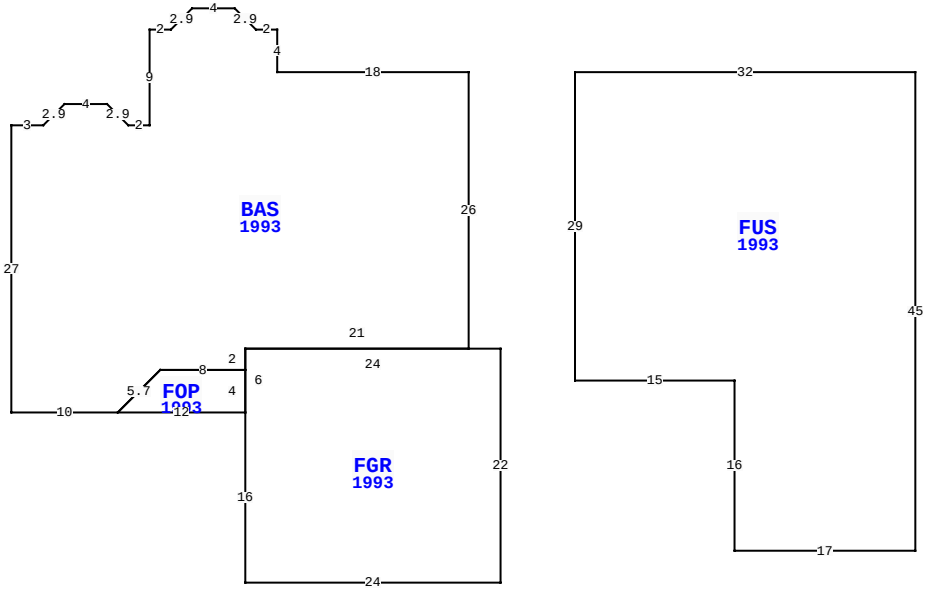
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,217	100	1,217	160,781
FGR	528	55	290	38,312
FOP	40	30	12	1,586
FUS	1,200	100	1,200	158,535
TOTALS	2,985		2,719	359,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	127.1808	158.98	432,267	1988	1993	0	0	0	16.90	83.10

1 SNGL FAM – 0% - 2024 Heated Area: 2417 HX Base Yr



1917 S LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	359,214
TOTAL MARKET OB/XF VALUE	19,103
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	628,317
SOH/AGL Deduction	0
ASSESSED VALUE	628,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,317
TOTAL JUST VALUE	628,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	543,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6340	NEW CONSTR	9,650	03/12/1990
4751	NEW CONSTR	69,012	03/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/778	2/21/2024	WD	Q	I	01	608,000
GRANTOR: LUSSIER CRAIG						
GRANTEE: SULLIVAN DIANE						
2686/1875	12/20/2023	QC	U	I	11	100
GRANTOR: LUSSIER ROGER A						
GRANTEE: LUSSIER CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N4 W2 U2 L2 W4 L2 D2 W2 S9 W2 U2 L2 W4 L2 D2 W3 S27 E10 FOP=[YR=1993] E12 FGR=[YR=1993] S16 E24 N22 W24 S6$ N4 W8 L4 D4 $ U4 R4 E8 N2 E21 N26$ PTR=E10FUS=[YR=1993] E32 S45 W17N16 W15 N29$ W10 $.

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	0810	CONCRETE A	0	0	58	3	174.00	SF	6.50	6.50	100	1988	1988	3	54.5	616	
2	0811	CONCRETE B	0	0	49	17	833.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,361	
3	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	4,480	
4	0861	POOL GUNIT	0	0	32	16	512.00	SF	85.00	85.00	100	1990	1990	3	20	8,704	
5	0845	KOOL DECK	0	0	0	0	682.00	SF	7.25	7.25	100	1990	1990	3	59.5	2,942	

LAND DESCRIPTION

TOTAL OB/XF 19,103

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS