LOT 31
EGANS BLUFF #1 PB 5/93

MCKENNA JOHN RICHARD & MEG MICHELLE
1947 LAKESIDE DR S
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0031-0000

BUILDING CHARACTERISTICS

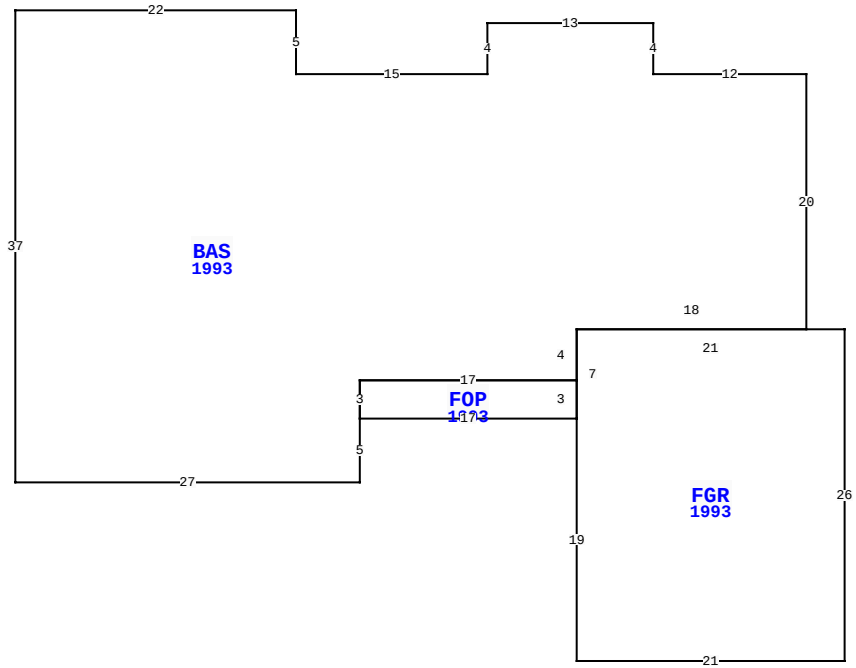
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,794	100	1,794	253,801
FGR	546	55	300	42,442
FOP	51	30	15	2,122
TOTALS	2,391		2,109	298,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,109	132.7606	165.95	349,989	1987	1993	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2021 Heated Area: 1794 HX Base Yr 2021



1947 S LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		298,366
TOTAL MARKET OB/XF VALUE		19,563
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		567,929
SOH/AGL Deduction		169,803
ASSESSED VALUE		398,126
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		348,126
TOTAL JUST VALUE		567,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035230	REPAIR/RRF	6,000	07/01/2003
BP 3780	N/A	54,000	12/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1905	2/14/2020	WD	Q	I	02	457,000
GRANTOR: TIMKEN MARK & MELISSA						
GRANTEE: MCKENNA JOHN RICHAR						
2205/0636	6/18/2018	WD	Q	I	01	416,000
GRANTOR: KLONTZ DAVID S & HARR						
GRANTEE: TIMKEN MARK & MELIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N4 W13 S4 W15 N5 W22 S37E27 N5
FOP=[YR=1993] E17 FGR=[YR=1993] S19E21 N26 W21 S7$ N3 W17 S3$ N3 E17 N4 E18 N20$.

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	100	70	3	210.00	SF	6.50	6.50	100	1987	1987	3	52	710	
2	0812	CONCRETE C	0	100	0	0	1,287.00	SF	4.00	4.00	100	1987	1987	3	52	2,677	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	0910	SCRN RM L	0	100	0	0	875.00	SF	15.00	15.00	100	2000	2000	3	20	2,625	
5	0471	VINYL FNC	0	100	0	0	28.00	LF	32.00	32.00	100	2003	2003	3	61	547	
6	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00	85.00	100	2000	2000	3	25	9,244	
7	0845	KOOL DECK	0	100	0	0	440.00	SF	7.25	7.25	100	2000	2000	3	79	2,520	

LAND DESCRIPTION

TOTAL OB/XF 19,563

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	1.00	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