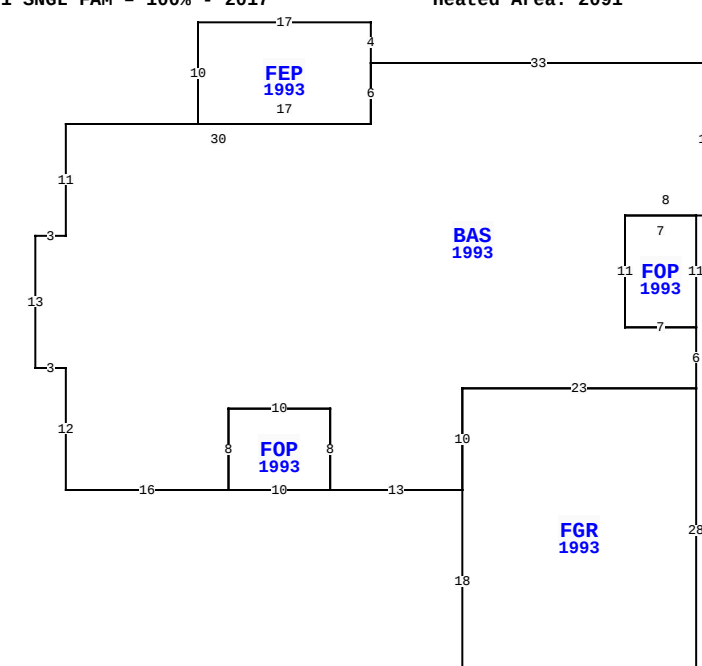


FLOOD JANET M
1937 N LAKESIDE DR
FERNANDINA BEACH, FL 32034

00-00-30-021B-0053-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 100								0900	01	2,628	124.3104	155.39	408,365	1987	1992	0	0	0	15.50	84.50	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2017										Heated Area: 2091										HX Base Yr 2017									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE 345,068																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 4,940																			
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET 250,000																			
Interior Floo	11	CLAY TILE 20																		TOTAL MARKET VALUE 600,008																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 319,494																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE 280,514																			
Bedrooms		3 100																		TOTAL EXEMPTION VALUE HX HB 50,000																			
Bathrooms		2 100																		BASE TAXABLE VALUE 230,514																			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE 600,008																			
Stories	1.	1. 100																		NCON VALUE 0																			
Units		0 100								INCOME VALUE																													
BUD8 Adjustme	05	DIST 1A 100								PREVIOUS YEAR MKT VALUE 514,897																													
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	2,091	100	2,091	274,557																																			
FEP	170	80	136	17,857																																			
FGR	644	55	354	46,482																																			
FOP	77	30	23	3,020																																			
FOP	80	30	24	3,151																																			
TOTALS		3,062		2,628	345,068																																		
EXTRA FEATURES										1937 N LAKESIDE DR, FERNANDINA BEACH										BLD DATE 03/13/2024 MLU																			
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	0	0	942.00	SF	5.20	5.20	100	1987	1987	3	52	2,547																								
2	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	1987	1987	3	52	223																								
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170																								
LAND DESCRIPTION																	TOTAL OB/XF 4,940																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																						