

LOT 56  
IN OR 659 PG 100  
EGAN'S BLUFF #2 PB 5/102

HOOPER GERALD D & LISA A  
1907 LAKESIDE DRIVE N  
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0056-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 11 BD/BTN AVG 80  |
| Exterior Wall            | 20 FACE BRICK 20  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 100     |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| 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 |
|------------------|---------|

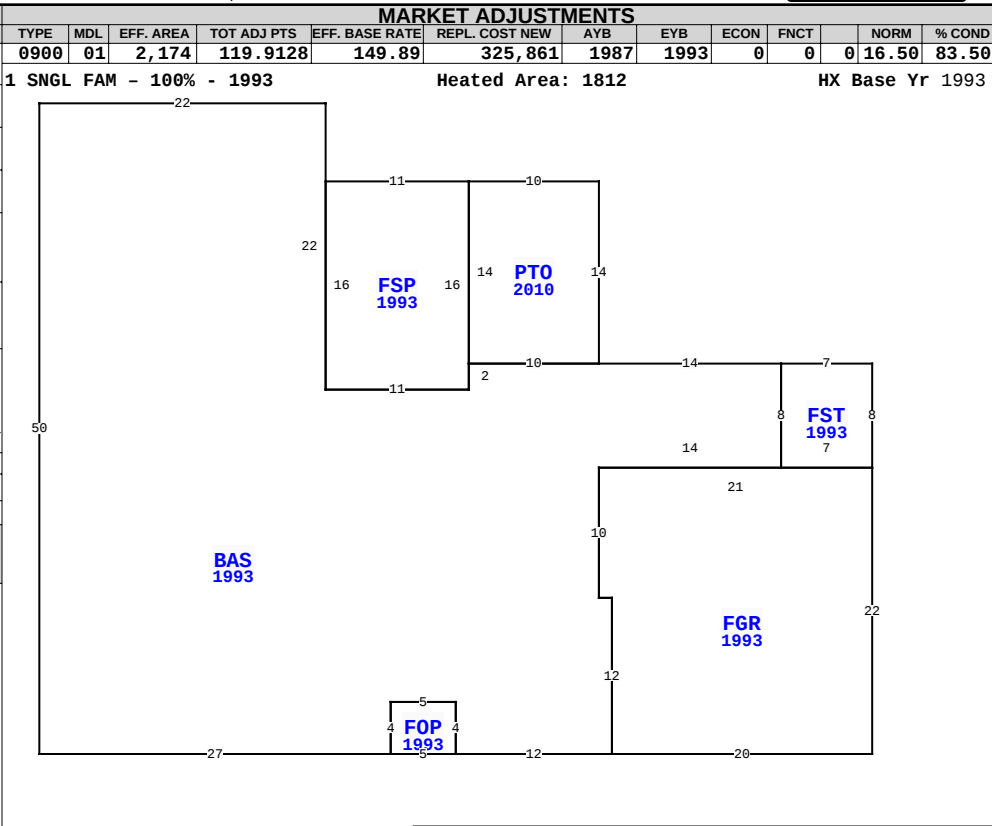
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,812            | 100         | 1,812        | 226,787              |
| FGR       | 450              | 55          | 248          | 31,039               |
| FOP       | 20               | 30          | 6            | 751                  |
| FSP       | 176              | 40          | 70           | 8,761                |
| FST       | 56               | 55          | 31           | 3,880                |
| PTO       | 140              | 5           | 7            | 876                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,654 |  | 2,174 | 272,094 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |          |    |          |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0 | 1.00     | UT | 2,000.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,750.00 | SF | 4.00     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 46 | 3 | 138.00   | SF | 6.50     |

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

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/14/2021 | BY | KBA |
|-------------|------------|----|-----|



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/13/2024 |
| INC DATE |  | AG DATE   | 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   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1987    | 1987        | 3 | 62     | 1,240           |       |
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,750.00 | SF | 4.00     | 4.00           | 100       | 1987    | 1987        | 3 | 52     | 3,640           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 46 | 3 | 138.00   | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3 | 52     | 466             |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |            |  | 5,346 |  |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|--|-------|--|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |  |       |  |  |
| RSF-2       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 250,000.00 | 250,000.00     | 250,000.00 |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |       |  |  |
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|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 250,000 | Market: | 0 | Agricultural: | 0 | Common: | 250,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  | 8 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 8 |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 272,094      |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 5,346        |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 250,000      |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 527,440      |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 326,482      |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 200,958      |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000       |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 150,958      |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 527,440      |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 445,784      |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| BP 3991    | N/A         | 55,713 | 03/31/1987 |

| SALES DATA                   |            |              |        |        |           |               |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0659/0100                    | 5/20/1992  | WD           | Q      | I      |           | 116,500       |  |
| GRANTOR: CRANSHAW DOROTHY J  |            |              |        |        |           |               |  |
| GRANTEE: HOOPER GERALD & LIS |            |              |        |        |           |               |  |
| 0529/0034                    | 10/16/1987 | WD           | Q      | I      |           | 132,000       |  |
| GRANTOR: ALMAND AMOS F JR    |            |              |        |        |           |               |  |
| GRANTEE: CRANSHAW DOROTHY J  |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FST=[YR=1993] N8 W7 BAS=[YR=1993] W14 PTO=[YR=2010] N14 W10   |  |  |  |  |  |  |  |  |  |
| FSP=[YR=1993] W11 S16E11 N16\$ S14 E10\$ W10 S2 W11 N22 W22   |  |  |  |  |  |  |  |  |  |
| S50 E27FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E12 FGR=[YR=1993] |  |  |  |  |  |  |  |  |  |
| E20 N22 W21 S10 E1 S12 \$ N12 W1 N10 E14 N8\$ S8 E7\$.        |  |  |  |  |  |  |  |  |  |