

KEAGY JAMES P & DIANE
1885 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

00-00-30-021B-0059-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 90							0900	01	2,316	124.6462	155.81	360,856	1987	1992		0		0	15.50	84.50	VALUATION BY		STANDARD													
Exterior Wall		12	CEDAR 10							1 SNGL FAM - 100% - 1995										Heated Area: 1770										HX Base Yr 1995									
Roof Structure		03	GABLE/HIP 100																																				
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		14	CARPET 90																																				
Interior Floor		11	CLAY TILE 10																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			3 100																																				
Bathrooms			2 100																																				
Frame Stories		02	WOOD FRAME 100																																				
Units			1. 100																																				
			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	1,770	100	1,770	233,037																																			
FGR	704	55	387	50,952																																			
FOP	120	30	36	4,740																																			
USP	410	30	123	16,194																																			
TOTALS		3,004		2,316	304,923																																		
EXTRA FEATURES										1885 N LAKESIDE DR, FERNANDINA BEACH														BLD DATE				LGL DATE		03/13/2024		MLU							
																								XF DATE				LAND DATE											
																								INC DATE				AG DATE											
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	0861	POOL GUNIT	0 100	26	13	338.00	SF	85.00	85.00	100	1987	1987	3	20	5,746																								
2	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	1987	1987	3	52	1,082																								
3	0812	CONCRETE C	0 100	0	0	1,208.00	SF	4.00	4.00	100	1987	1987	3	52	2,513																								
4	0845	KOOL DECK	0 100	0	0	350.00	SF	7.25	7.25	100	1987	1987	3	52	1,320																								
5	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1995	1995	3	20	384																								
LAND DESCRIPTION										TOTAL OB/XF										11,045																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																						

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