



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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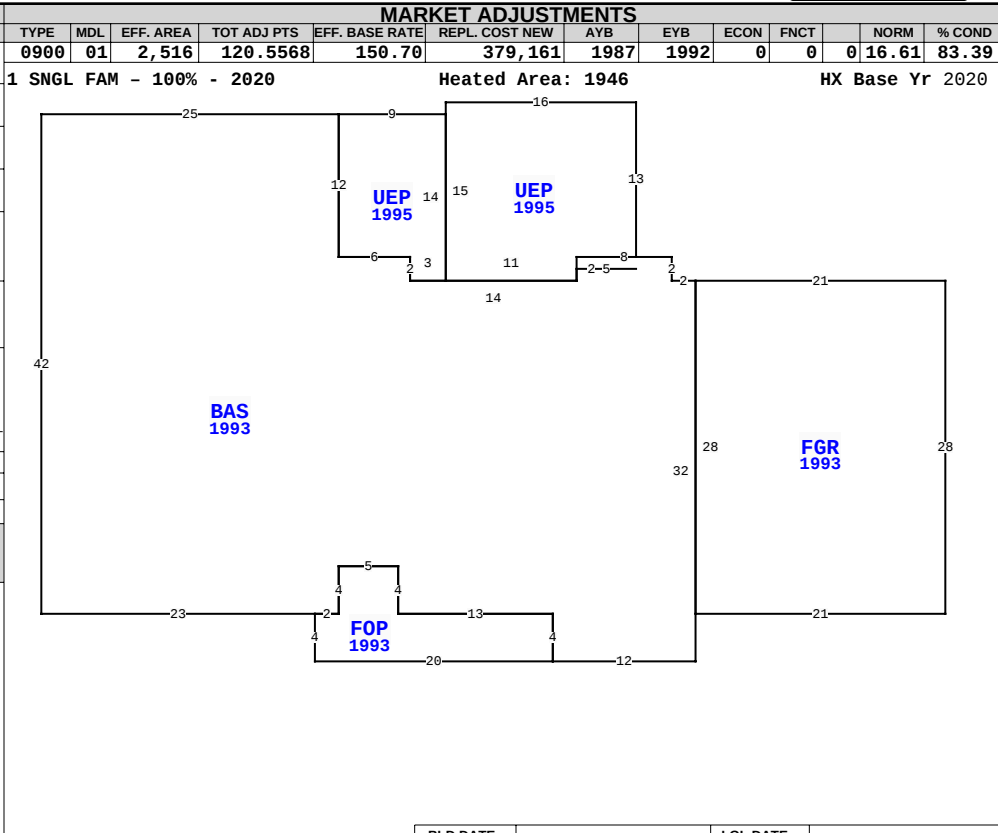
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1,946	244,551
FGR	588	55	323	40,591
FOP	100	30	30	3,770
UEP	114	60	68	8,546
UEP	248	60	149	18,724

TOTALS	2,996	2,516	316,182
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	52	16	832.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0855	CONC PAVER	1	100	0	0	585.00	SF	10.00	10.00	
5	0476	VF 6 SBPL	1	100	0	0	222.00	LF	32.00	32.00	
6	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	

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



1906 N LAKESIDE DR, FERNANDINA BEACH

1900 N LAKESIDE DR, FERNANDINA BEACH					INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
832.00	SF	5.20	5.20	100	1987	1987	3	52	2,250		
102.00	SF	6.50	6.50	100	1987	1987	3	52	345		
1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170		
585.00	SF	10.00	10.00	100	2023	2023		100	5,850		
222.00	LF	32.00	32.00	100	2023	2022		99	7,033		
2.00	UT	300.00	300.00	100	2023	2022		99	594		

TOTAL OB/XF												18,242	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2		

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						316,182					
TOTAL MARKET OB/XF VALUE						18,242					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						584,424					
SOH/AGL Deduction						365,229					
ASSESSED VALUE						219,195					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						169,195					
TOTAL JUST VALUE						584,424					
NCON VALUE						5,850					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						494,143					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015640	XFOB	38,476	10/18/2022
B1907911	REMODEL	30,000	09/18/2019
B9502400	ADDITION	3,000	11/01/1995
11111111	N/A	68,216	08/14/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2296/1180	8/08/2019	WD	Q	I	01	390,000	
GRANTOR: HEGARTY JOHN J & MOIR							
GRANTEE: RAY LUTHER B IV & J							
1239/1339	6/22/2004	WD	U	I	07	100	
GRANTOR: VOSS FREDERICK C & AN							
GRANTEE: HEGARTY JOHN J & MO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-21,0] W2 N2 W8 S2 W14 N2 W6 N12 W25 S42 E23 E2 N4 E5 S4 E13 S4 E12 N32 \$											
FGR=[YR=1993;ORIG=0,0] W21 S28 E21 N28 \$											
UEP=[YR=1995;ORIG=-42,-14] W9 S12 E6 S2 E3 N14 \$											
FOP=[YR=1993;ORIG=-53,28] S4 E20 N4 W13 N4 W5 S4 W2 \$											
UEP=[YR=1995;ORIG=-26,-2] N13 W16 S15 E11 U1L0 U0R5 \$											