

LOT 64
IN OR 720/886
EGANS'S BLUFF #2 PB 5/102

LOVELESS ROBERT W & JANET W
1910 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	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	1,834	100	1,834	236,337
FGR	583	55	321	41,365
FOP	27	30	8	1,031
FSP	333	40	133	17,139
PTO	152	5	8	1,031
TOTALS	2,929		2,304	296,904

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	59	3			6.50
2	0812	CONCRETE C	0	100	0	0			4.00

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	0810	CONCRETE A	0	100	59	3			6.50	100	1988	1988	3	54.5	627	
2	0812	CONCRETE C	0	100	0	0			4.00	100	1988	1988	3	54.5	2,684	

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 08/22/2019 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,304	127.3510	159.19	366,774	1988	1988	0	0	0	19.05	80.95
1 SNGL FAM - 100% - 1995												
Heated Area: 1834												
HX Base Yr 1995												
1910 N LAKESIDE DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/13/2024 MLU												

TOTAL OB/XF												
3,311												

TOTAL OB/XF												
3,311												

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		296,904	
TOTAL MARKET OB/XF VALUE		3,311	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		550,215	
SOH/AGL Deduction		343,945	
ASSESSED VALUE		206,270	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		156,270	
TOTAL JUST VALUE		550,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		467,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429314	386FSP	8,280	09/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0720/0886	12/20/1994	WD	Q	I		128,000	
GRANTOR: WALLACE RONALD & LEKI							
GRANTEE: LOVELESS ROBERT W &							
0676/1790	3/11/1993	WD	U	I	07	100	
GRANTOR: BLOWERS ROBT & K L							
GRANTEE: WALLACE RONALD & L							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
PTO=[YR=2014] W12 FSP=[YR=2014] W27 S2 BAS=[YR=1993] W22 S41E22 N2 E8 FOP=[YR=1993] E12 FGR=[YR=1993] S21 E22 N26 W25 S2 D3 R3 \$ U3 L3 W6 D3 L3 \$ U3 R3 E6 N2 E19 N23 U3 L3 W7 D3 L3 W22 N11 W1\$ E1 S11 E22 U3 R3 E1 N10\$ S10 E6 D3 R3 S6 E3 N19\$.							