LOT 65
IN OR 649 PG 406
EGANS BLUFF #2 PB 5/102

STUBBS JAMES S & MARY C
1916 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-021B-0065-0000**

## BUILDING CHARACTERISTICS

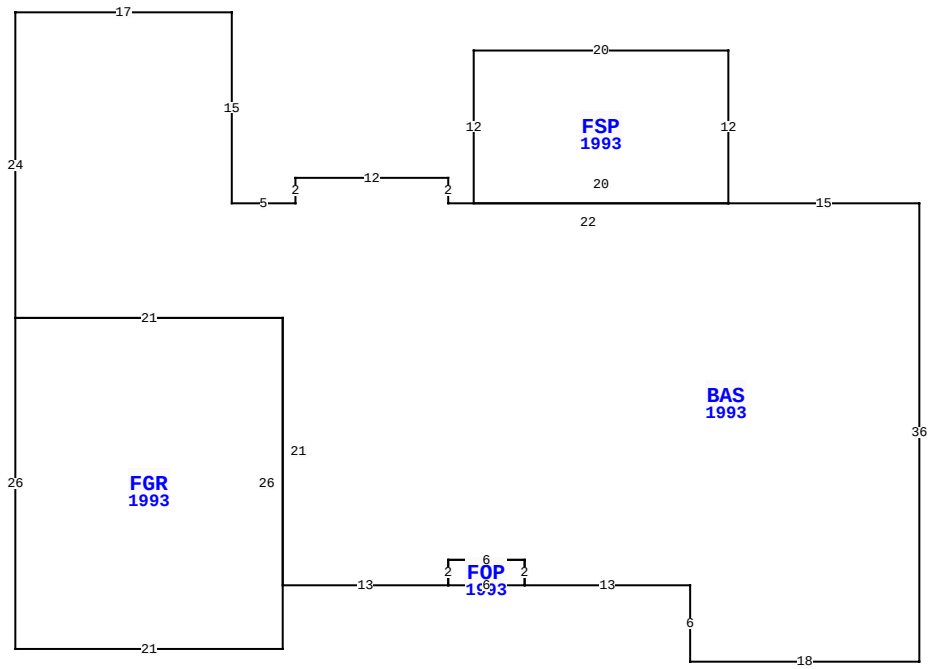
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,064 | 100 | 2,064 | 261,628 |
| FGR | 546 | 55 | 300 | 38,027 |
| FOP | 12 | 30 | 4 | 507 |
| FSP | 240 | 40 | 96 | 12,168 |
| TOTALS | 2,862 | | 2,464 | 312,331 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,464 | 123.3168 | 154.15 | 379,826 | 1989 | 1989 | 0 | 0 | 0 | 17.77 | 82.23 |

1 SNGL FAM – 100% - 1993 Heated Area: 2064 HX Base Yr 1993




1916 N LAKESIDE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/13/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 312,331 |
| TOTAL MARKET OB/XF VALUE | | 4,720 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 567,051 |
| SOH/AGL Deduction | | 345,596 |
| ASSESSED VALUE | | 221,455 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 171,455 |
| TOTAL JUST VALUE | | 567,051 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 483,408 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1313492 | ROOF | 13,000 | 05/01/2013 |
| 5649 | NEW CONSTR | 94,200 | 04/17/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0649/0406 | 2/18/1992 | QC | U | I | 05 | 125,000 |
| GRANTOR: CITIZENS FDRL SAVS | | | | | | |
| GRANTEE: STUBBS JAMES & MARY | | | | | | |
| 0632/0645 | 7/31/1991 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CITIZENS FED S BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] N12 W20 S12 E20 $ W22 N2 W12 S2 W5 N15 W17 S24 FGR=[YR=1993] S26 E21 N26 W21 $ E21 S21 E13 FOP=[YR=1993] E6 N2 W6 S2 $ N2 E6 S2 E13 S6 E18 N36 $ .

## EXTRA FEATURES

| LN | 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 2,310 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 813.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 57 | 2,410 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,720

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | | | | | | |

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS