



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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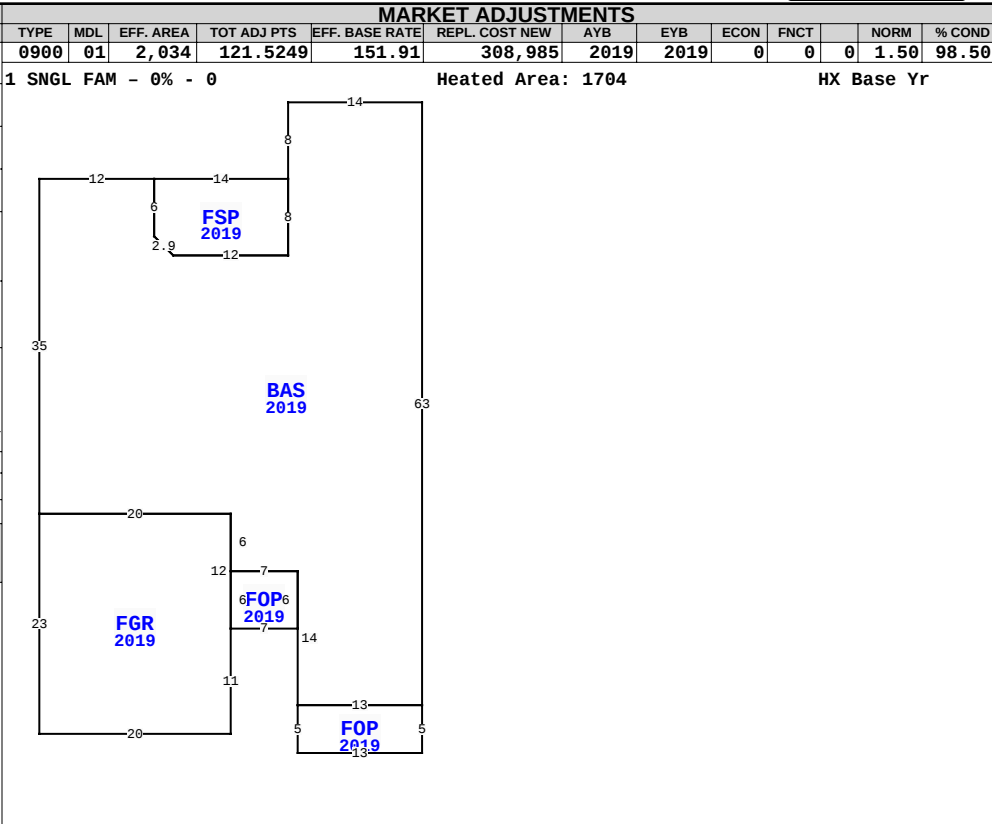
NEIGHBORHOOD/LOC	2039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	254,972
FGR	460	55	253	37,857
FOP	42	30	13	1,945
FOP	65	30	20	2,992
FSP	110	40	44	6,584

TOTALS	2,381		2,034	304,350
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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	0855	CONC PAVER	0	0	0	0	114.00	SF	10.00	10.00	
2	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RLM	0.00	0.00	1.00	LT	



749 LAKESIDE LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/10/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
5,005											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	304,350		
TOTAL MARKET OB/XF VALUE	5,005		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	429,355		
SOH/AGL Deduction	86,042		
ASSESSED VALUE	343,313		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	343,313		
TOTAL JUST VALUE	429,355		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	355,649		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190062	NEW CONSTR	0	04/10/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2525/1146	12/23/2021	QC	U	I	11	100	
GRANTOR: THE ASPIRE AT AMELIA							
GRANTEE: PR AMELIA ISLAND PR							
2525/1141	12/23/2021	SW	Q	I	05	58,457,800	
GRANTOR: THE ASPIRE AT AMELIA							
GRANTEE: PR AMELIA ISLAND PR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W14 S8 FSP=[YR=2019] W14 S6 D2 R2 E12 N8\$ S8 W12 U2 L2 N6 W12 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 FOP=[YR=2019] S5 E13 N5 W13\$ E13 N63\$.											