



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	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,264	124.5090	155.64	352,369	2019	2019	0	0	0	1.50	98.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1909														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floop	11	CLAY TILE 100																												
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												
NEIGHBORHOOD/LOC			2039.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,909	100	1,909	292,660																										
FGR	420	55	231	35,414																										
FOP	114	30	34	5,213																										
FSP	224	40	90	13,798																										
TOTALS			2,667		2,264	347,083																								
EXTRA FEATURES			769 LAKESIDE LN, FERNANDINA BEACH																											
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	0855	CONC PAVER	0	0	0	0	114.00	SF	10.00	10.00	100	2019	2019	3	98	1,117														
2	0810	CONCRETE A	0	0	0	0	384.00	SF	6.50	6.50	100	2019	2019	3	98	2,446														
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2019	2019	3	98	268														
TOTAL OB/XF																		3,831												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000													
REVIEW DATE 10/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS																														