



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														VALUATION BY														
Interior Floop	11	CLAY TILE 100														Tax Group: 2														
Air Condition	03	CENTRAL 100														Tax Dist:														
Heating Type	04	AIR DUCTED 100														BUILDING MARKET VALUE														
Bedrooms	3	100														TOTAL MARKET OB/XF VALUE														
Bathrooms	2	100														TOTAL LAND VALUE - MARKET														
Frame	02	WOOD FRAME 100														TOTAL MARKET VALUE														
Stories	1.	1. 100														SOH/AGL Deduction														
Units	0	100														ASSESSED VALUE														
Occupancy	00	NONE 100	TOTAL EXEMPTION VALUE																											
Quality		04	Quality Level 04		BASE TAXABLE VALUE																									
DOR CODE		0100	SINGLE FAMILY		TOTAL JUST VALUE																									
MAP NUM			MKT AREA		01		NCON VALUE																							
NEIGHBORHOOD/LOC		2039.00		INCOME VALUE																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PREVIOUS YEAR MKT 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					748 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	119.00	SF	10.00	10.00	100	2019	2019	3	98	1,166														
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	0	0	42.00	SF	6.50	6.50	100	2019	2019	3	98	268														
TOTAL OB/XF 3,880																														
LAND DESCRIPTION																														
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													
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																														