

LOT 1
AMELIA PARK LAKESIDE
OR 2293/1551

WIGGINS ROBERT L SR REV TRUST
1548 LAKESIDE CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-102L-0001-0000



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	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100	2,182	453,822
FGR	615	55	338	70,299
FOP	40	30	12	2,495
FOP	577	30	173	35,981
TOTALS	3,414		2,705	562,599

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0500	FP-PRE FAB

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,705	139.3546	209.03	565,426	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2022											
Heated Area: 2182											
HX Base Yr 2022											

TOTAL OB/XF											
11,930											

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		562,599	
TOTAL MARKET OB/XF VALUE		11,930	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		814,529	
SOH/AGL Deduction		98,709	
ASSESSED VALUE		715,820	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		665,820	
TOTAL JUST VALUE		814,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		717,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200215	NEW CONSTR	324,845	07/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1540	12/29/2021	WD U	I	I	11	100
GRANTOR:WIGGINS ROBERT L SR						
GRANTEE:WIGGINS ROBERT L SR						
2325/0840	12/12/2019	WD Q	V	V	01	175,000
GRANTOR:RIVERSIDE HOMES OF NO						
GRANTEE:WIGGINS ROBERT L SR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2021] W27 S24 E11 FOP=[YR=2021] S4 BAS=[YR=2021] W10S18 W1 S9 E1 S4 FOP=[YR=2021] W3 S36 E25 N10 W8 N3 W5 N23 W9 \$ E9 S23 E5 S3 E8 S10 E4 S1 E10 N1 E4 N59 W6 N8 W24 \$ E10 N4 W10 \$ E13 N11 E3 N13 \$.											