

LOT 3
AMELIA PARK LAKESIDE
OR 2293/1551

SCHAEFFER DONALD THOMAS JR & KRISTIN M/
1525 LAKESIDE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-102L-0003-0000



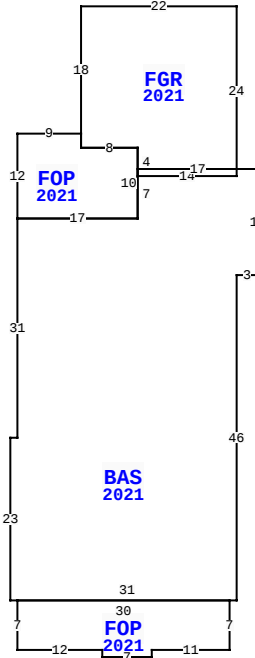
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,840	100	1,840	394,428
FGR	496	55	273	58,521
FOP	188	30	56	12,005
FOP	217	30	65	13,934
TOTALS	2,741		2,234	478,887

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,234	143.6268	215.44	481,293	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2022											
Heated Area: 1840											
HX Base Yr 2022											



1525 LAKESIDE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024
INC DATE		AG DATE	MLU

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	100	0	0		526.00	SF	10.00				5,207	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		478,887	
TOTAL MARKET OB/XF VALUE		5,207	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		684,094	
SOH/AGL Deduction		155,962	
ASSESSED VALUE		528,132	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		478,132	
TOTAL JUST VALUE		684,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,281	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200247	NEW CONSTR	0	09/04/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/0333	7/07/2022	LE U	I	I	11
GRANTOR: SCHAEFFER DONALD THOM					
GRANTEE: SCHAEFFER KRISTIN M					
2451/1697	3/17/2021	WD Q	I	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: SCHAEFFER DONALD TH					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FGR=[YR=2021] W22 S18 FOP=[YR=2021] W9 S12 BAS=[YR=2021] S31 W1 S23 E1 FOP=[YR=2021] S7 E12 S1 E7 N1 E11 N7 W30\$ E31 N46 E3 N15 W17 S7 W17 \$ E17 N10W8 N2 \$ S2 E8 S4 E14 N24 \$.									