LOT 4
AMELIA PARK LAKESIDE
OR 2293/1551

ROGERS JEFFREY & SANDRA JOINT LVG TRUST/ROGERS JEF
1521 LAKESIDE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-102L-0004-0000

BUILDING CHARACTERISTICS

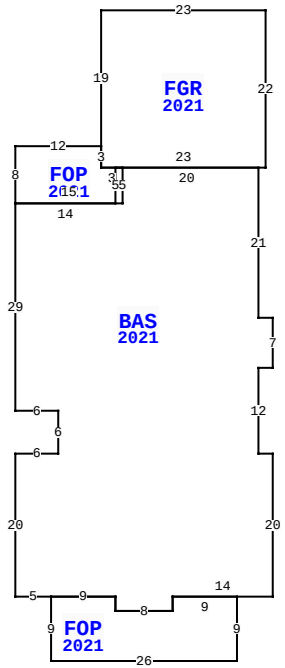
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,004	100	2,004	425,854
FGR	506	55	278	59,075
FOP	111	30	33	7,013
FOP	218	30	65	13,813
TOTALS	2,839		2,380	505,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,380	142.3822	213.57	508,297	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 2004 HX Base Yr 2022



1521 LAKESIDE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		505,756
TOTAL MARKET OB/XF VALUE		5,584
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		711,340
SOH/AGL Deduction		161,271
ASSESSED VALUE		550,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		500,069
TOTAL JUST VALUE		711,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200249	NEW CONSTR	0	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1869	3/15/2022	WD	U	I	11	100
GRANTOR: ROGERS SANDRA & JEFFR						
GRANTEE: ROGERS JEFFREY A &						
2451/1980	3/31/2021	WD	Q	I	01	588,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ROGERS SANDRA & JEF						

BUILDING NOTES

EXTRA FEATURES

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	564.00	SF	10.00	10.00	100	2021	2021	3	99	5,584	

BUILDING DIMENSIONS

FGR=[YR=2021] W23 S19 FOP=[YR=2021] W12 S8 BAS=[YR=2021] S29 E6 S6 W6 S20 E5 FOP=[YR=2021] S9 E26 N9 W9 S2 W8 N2 W9 $ E9 S2 E8 N2 E14 N20 W2 N12 E2 N7 W2 N21 W20 S5 W14 $ E15 N5 W3 N3 $ S3 E23 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 5,584

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/07/2021 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS