LOT 7
AMELIA PARK LAKESIDE
OR 2293/1551

KISH CAROL JEANNE
1509 LAKESIDE CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-102L-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

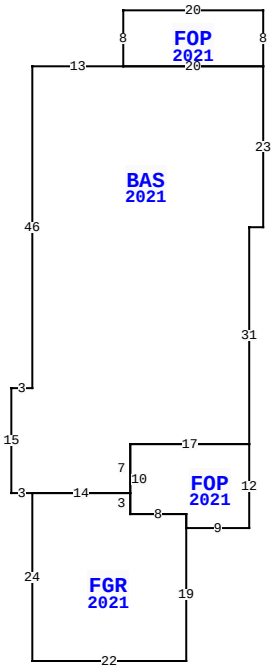
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,863	100	1,863	385,863
FGR	504	55	277	57,372
FOP	160	30	48	9,942
FOP	188	30	56	11,599
TOTALS	2,715		2,244	464,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,244	138.7729	208.16	467,111	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 1863 HX Base Yr 2022



1509 LAKESIDE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		464,775
TOTAL MARKET OB/XF VALUE		5,584
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		670,359
SOH/AGL Deduction		368,141
ASSESSED VALUE		302,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,218
TOTAL JUST VALUE		670,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200218	NEW CONSTR	258,736	04/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/1885	3/31/2021	WD	Q	I	02	557,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KISH CAROL JEANNE						
2325/0837	12/09/2019	SW	U	V	11	100
GRANTOR: AP LAKESIDE LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W20 S8 BAS=[YR=2021] W13 S46 W3 S15 E3
FGR=[YR=2021] S24 E22 N19 FOP=[YR=2021] E9 N12 W17 S10 E8
S2 $N2 W8 N3 W14 $ E14 N7 E17 N31 E2 N23 W20 $ E20 N8 $.

EXTRA FEATURES

LN	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	

LAND DESCRIPTION

TOTAL OB/XF 5,584

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 12/06/2021 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS