

BLOCK 12 LOTS 1 2 3 4 & PT R/W
IN OR 889/682
SEAVIEW SUB PB 1/17

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

2024

00-00-31-1680-0012-0010



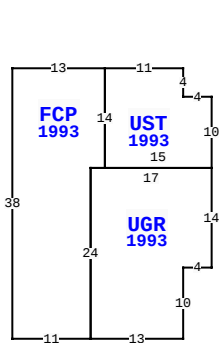
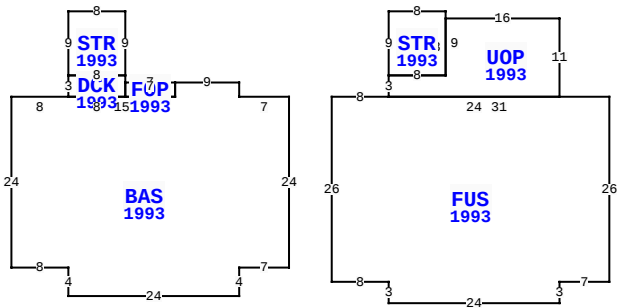
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	6	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	90,210
DCK	24	10	2	172
FCP	446	25	112	9,622
FOP	14	30	4	344
FUS	1,086	100	1,086	93,302
STR	72	10	7	601
STR	72	10	7	601
UGR	368	45	166	14,262
UOP	200	20	40	3,437
UST	194	45	87	7,474
TOTALS	3,526		2,561	220,026

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	1,138
2	0801	ASPHALT A	0	0	24	11	264.00	SF	3.00	3.00	396
3	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50	6.50	868

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		R-1	100.00	125.00	100.00	FF 1	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	2,561	106.5600	133.20	341,125	1982	1990	0	0	20	15.50	64.50
1 SNGL FAM - 0% - 0												
Heated Area: 2136						HX Base Yr						
												
BLD DATE				07/29/2008				DJ		LGL DATE		
XF DATE										03/20/2024		ML
INC DATE								AG DATE				
2828 MANATEE AVE, FERNANDINA BEACH												

TOTAL OB/XF											
2,402											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		220,026	
TOTAL MARKET OB/XF VALUE		2,402	
TOTAL LAND VALUE - MARKET		478,826	
TOTAL MARKET VALUE		701,254	
SOH/AGL Deduction		0	
ASSESSED VALUE		701,254	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		701,254	
TOTAL JUST VALUE		701,254	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		660,271	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0889/0682	6/30/1999	WD	Q	I	
GRANTOR: HAWKINS LAURA W RAHM					SALE PRICE
GRANTEE: WIGGINS ROBERT L					257,000
0356/0268	3/01/1982	WD	U	V	
GRANTOR:					100
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W4 N4 W11 FCP=[YR=1993] W13 S38 E11 UGR=[YR=1993] E13 N10 E4 N14 W17 S24 \$ N24 E2 N14 \$ S14 E15 N10 PTR= E15 BAS=[YR=1993] E8 DCK=[YR=1993] N3 STR=[YR=1993] N9 E8 S9 W8 \$ E8 S1 FOP=[YR=1993] E7 S2 W7 N2 \$ S2 W8 \$ E15 N2 E9 S2 E7 S24 W7 S4 W24 N4 W8 N24 \$ W15 \$ PTR= E60 FUS=[YR=1993] E8 UOP=[YR=1993] N3 STR=[YR=1993] N9 E8 S9 W8 \$ E8 N8 E16 S11 W24 \$ E31 S26 W7 S3 W24 N3 W8 N26 \$ W60 \$.											