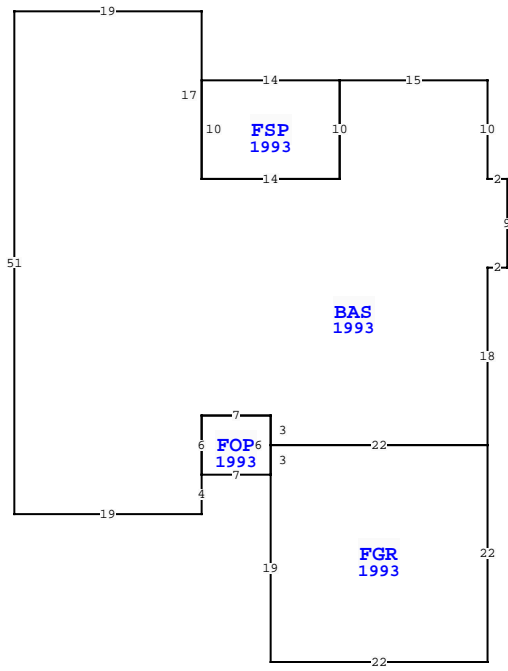


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	20	FACE BRICK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating 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	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,899	100	1993
FGR	484	55	1993
FOP	42	30	1993
FSP	140	40	1993
TOTALS	2,565		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,234	125.6605	165.87	370,554	1989	1989	0	0	0	17.65
1 SNGL FAM - 100% - 1990 Heated Area: 1899 HX Base Yr 1990											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			305,151
TOTAL MARKET OB/XF VALUE			30,911
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			611,062
SOH/AGL Deduction			367,175
ASSESSED VALUE			243,887
TOTAL EXEMPTION VALUE	HX HB WR	55,722	
BASE TAXABLE VALUE			188,165
TOTAL JUST VALUE			611,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			572,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22383	POOL ENCLOSURE	16,936	04/01/2009
M014978	H/AC	0	04/01/2001
0276	SWIM POOL	15,635	06/01/1993
2820	H/AC	3,000	11/22/1988
5526	NEW CONSTR	3,045	11/22/1988
5283	NEW CONSTR	62,304	11/08/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0571/0628	6/01/1989	WD	Q	I		134,400
GRANTOR: ALMAND AMOS F JR						
GRANTEE: IACIOFANO LIBERTO F						
0496/0354	8/21/1986	WD	Q	V		20,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0811	CONCRETE B	0	100	46	736.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,086	
3	0810	CONCRETE A	0	100	0	135.00	SF	6.50	6.50	100	1989	1989	3	54.5	478	
4	0861	POOL GUNIT	0	100	32	480.00	SF	85.00	85.00	100	1993	1993	3	20	8,160	
5	0845	KOOL DECK	0	100	0	667.00	SF	7.25	7.25	100	1993	1993	3	64	3,095	
6	0810	CONCRETE A	0	100	80	240.00	SF	6.50	6.50	100	1993	1993	3	64	998	
7	0810	CONCRETE A	0	100	10	50.00	SF	6.50	6.50	100	1993	1993	3	64	208	
8	0810	CONCRETE A	0	100	19	57.00	SF	6.50	6.50	100	1990	1990	3	57	211	
9	0510	GARAGE WD-	0	100	16	192.00	SF	35.00	35.00	100	2006	2006	3	40	2,688	
10	0810	CONCRETE A	0	100	0	112.00	SF	6.50	6.50	100	2006	2006	3	86	626	
TOTALS															2,234	305,151

2198 E LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025
INC DATE		AG DATE	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FSP=[YR=1993] W14 S10 E14 N10 \$ S10 W14 N17 W19 S51 E19 N4 FOP=[YR=1993] E7 FGR=[YR=1993] S19 E22 N22 W22 S3 \$ N6 W7 S6 \$ N6 E7 S3 E22 N18 E2 N9 W2 N10 \$.									

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

