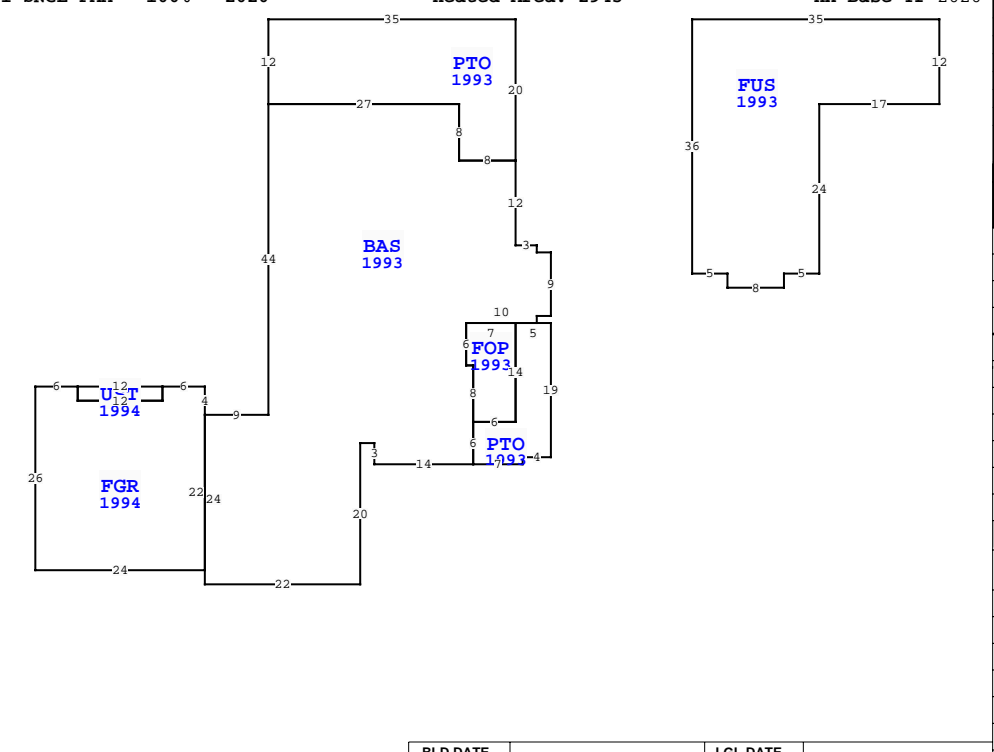


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,344	118.3902	156.28	522,600	1987	1987	0	0	0	18.50	81.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		425,919	
TOTAL MARKET OB/XF VALUE		19,604	
TOTAL LAND VALUE - MARKET		385,000	
TOTAL MARKET VALUE		830,523	
SOH/AGL Deduction		428,719	
ASSESSED VALUE		401,804	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		351,082	
TOTAL JUST VALUE		830,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		775,694	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	1993	2,077	264,544
FGR	600	55	1994	330	42,031
FOP	90	30	1993	27	3,439
FUS	868	100	1993	868	110,556
PTO	132	5	1993	7	892
PTO	484	5	1993	24	3,057
UST	24	45	1994	11	1,401
TOTALS	4,275			3,344	425,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401374	XFOB	11,416	10/01/1994
B01006	REMODEL	50,400	05/01/1994
00270	SWIM POOL	14,200	06/01/1993
BP 3808	N/A	69,300	01/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2306/0753	9/19/2019	WD	Q	I	01	452,000
GRANTOR: WILLIAMS MARY S						
GRANTEE: CRAFT ROY E & COLLEEN						
0492/0943	7/07/1986	WD	Q	V		32,500
GRANTOR: FDNA BEACH DEV						
GRANTEE: WILLIAMS ROBERT S						

EXTRA FEATURES		1904 LAKESIDE DR S, FERNANDINA BEACH															
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	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	0810	CONCRETE A	0	100	74	3	222.00	SF	6.50	6.50	100	1987	1987	3	49.5	714	
3	0811	CONCRETE B	0	100	0	0	586.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,508	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1993	1993	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	881.00	SF	7.25	7.25	100	1993	1993	3	64	4,088	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	
7	0910	SCRN RM L	0	100	39	34	1,326.00	SF	15.00	15.00	100	1994	1994	3	20	3,978	
8	0810	CONCRETE A	0	100	23	2	46.00	SF	6.50	6.50	100	1994	1994	3	66	197	
9	0810	CONCRETE A	0	100	16	1	16.00	SF	6.50	6.50	100	1994	1994	3	66	69	

LAND DESCRIPTION		TOTAL OB/XF 19,604																						
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	1.40	275,000.00	385,000.00	385,000							

BUILDING NOTES	
PTO=[YR=1993] W35 S12 BAS=[YR=1993] S44 W9 FGR=[YR=1994] N4 W6 UST=[YR=1994] W12 S2 E12 N2 \$ S2 W12 N2 W6 S26 E24 N22 \$ S24 E22 N20 E2 S3 E14 PTO=[YR=1993] E7 N1 E4 N19 W5 S14 W6 S6 \$ N6 POP=[YR=1993] E6 N14 W7 S6 E1 S8 \$ N8 W1 N6 E10 N1 E2 N9 W2 N1 W3 N12 W8 N8 W27 \$ E27 S8 E8 N20 \$ PTR= E25 FUS=[YR=1993] E35 S12 W17 S24 W5 S2 W8 N2 W5 N36 \$ W25 \$.	