

LOT 24 & PT OF ABDN R/W
OR 790/1658 RES# 97-80
IN OR 544/427

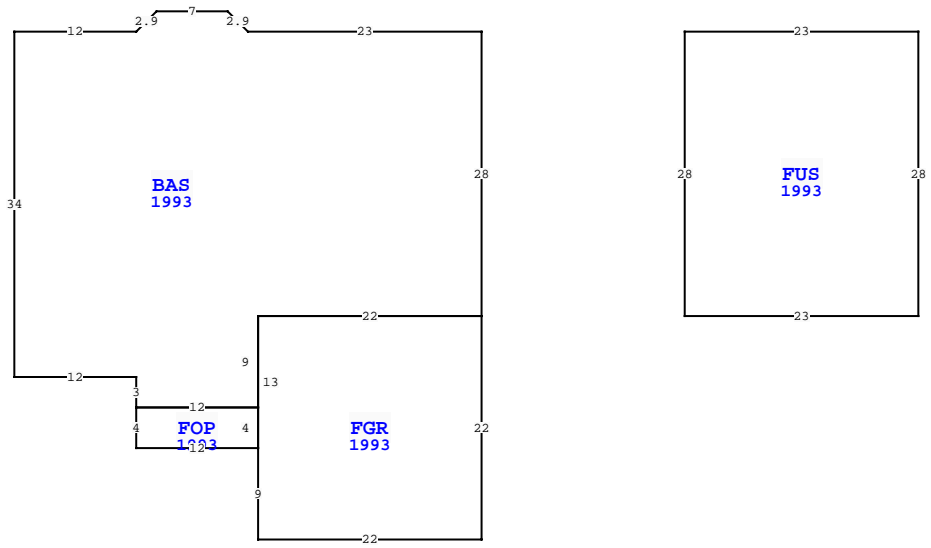
ALLEY EUGENE E & SUSAN B
1892 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0024-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 90	
Exterior Wall	16	WD FR STUC 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	12	HARDWOOD 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 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	1,486	100	1993
FGR	484	55	1993
FOP	48	30	1993
FUS	644	100	1993
TOTALS	2,662		
			2,410
			330,763

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,410	127.5764	168.40	405,844	1987	1987	0	0	18.50	81.50
1 SNGL FAM - 100% - 1989 Heated Area: 2130 HX Base Yr 1989											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			330,763
TOTAL MARKET OB/XF VALUE			3,326
TOTAL LAND VALUE - MARKET			385,000
TOTAL MARKET VALUE			719,089
SOH/AGL Deduction			490,247
ASSESSED VALUE			228,842
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			178,120
TOTAL JUST VALUE			719,089
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			668,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313483	ROOF	6,000	05/01/2013
BP3846	N/A	58,000	01/29/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0544/0427	5/31/1988	WD Q	Q	I		169,000
GRANTOR: HAND TODD & ANNETTE						
GRANTEE: ALLEY EUGENE & SUSAN						
0516/0166	4/27/1987	WD Q	Q	I		161,900
GRANTOR: WILKERSON IRA C &						
GRANTEE: HAND TODD & ANNETTE						

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	0811	CONCRETE B	0 100	46	16	736.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,894	
2	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1987	1987	3	49.5	232	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	

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

BUILDING NOTES	
BAS=[YR=1993] W23 U2 L2 W7 L2 D2 W12 S34 E12 S3	
FOP=[YR=1993] S4 E12 FGR=[YR=1993] S9 E22 N22 W22 S13\$ N4	
W12\$ E12 N9 E22N28\$ PTR=E20 FUS=[YR=1993] E23 S28 W23 N28\$	
W20\$.	

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	1.40	275,000.00	385,000.00	385,000							