LOT 25 & PT OF ABDN R/W IN OR
790/658 (RES#97-80)
IN OR 773/383

CANNON JOSHUA L & VICKI P
1886 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-021A-0025-0000**

## BUILDING CHARACTERISTICS

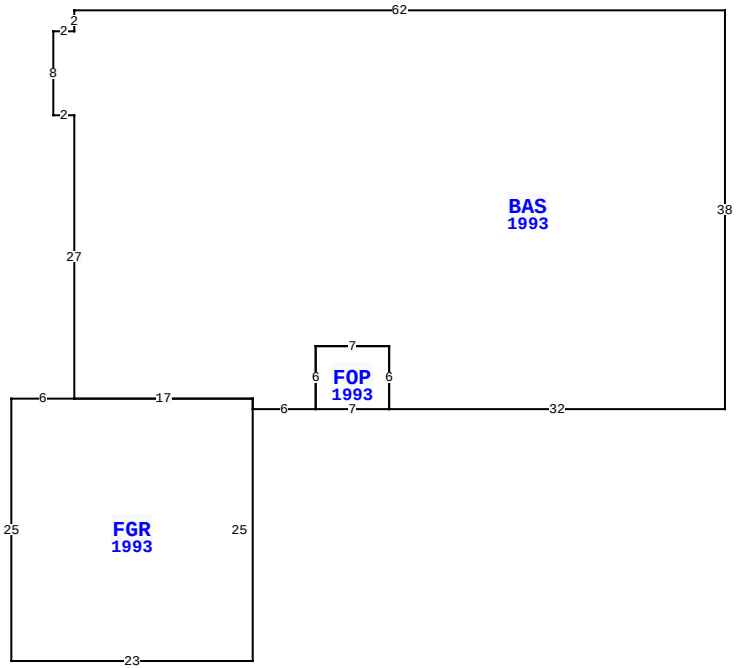
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,313 | 100 | 1993 | 2,313 | 327,563 |
| FGR | 575 | 55 | 1993 | 316 | 44,751 |
| FOP | 42 | 30 | 1993 | 13 | 1,841 |
| TOTALS | 2,930 | | | 2,642 | 374,156 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,642 | 120.8880 | 159.57 | 421,584 | 1989 | 2009 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SNGL FAM – 100% - 1997 Heated Area: 2313 HX Base Yr 1997




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

1886 S LAKESIDE DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 374,156 |
| TOTAL MARKET OB/XF VALUE | | 60,247 |
| TOTAL LAND VALUE - MARKET | | 343,750 |
| TOTAL MARKET VALUE | | 778,153 |
| SOH/AGL Deduction | | 465,539 |
| ASSESSED VALUE | | 312,614 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 261,892 |
| TOTAL JUST VALUE | | 778,153 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 733,540 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24840 | ADDITION | 38,279 | 06/01/2011 |
| B22158 | GARAGE DOORS | 273 | 12/01/2008 |
| 5720 | NEW CONSTR | 80,079 | 05/09/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0773/0383 | 10/04/1996 | WD | Q | I | | 177,500 |
| GRANTOR: HICKOX ALVIN M & STEP | | | | | | |
| GRANTEE: CANNON JOSHUA LEE & | | | | | | |
| 0532/0273 | 12/01/1987 | WD | Q | V | | 36,500 |
| GRANTOR: MIXON CHARLES & L J | | | | | | |
| GRANTEE: HICKOX ALVIN & S S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W62 S2 W2 S8 E2 S27 FGR=[YR=1993] W6 S25 E23 N25 W17 $ E17 S1 E6 FOP=[YR=1993] E7 N6 W7 S6 $ N6 E7 S6 E32 N38 $ .

## 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 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 480.00 | SF | 85.00 | 85.00 | 100 | 1989 | 1989 | 3 | 20 | 8,160 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,199.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 54.5 | 2,614 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1989 | 1989 | 3 | 64 | 1,280 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 2,306.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 48 | 11,069 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 21.30 | 21.30 | 100 | 2008 | 2008 | 3 | 31 | 1,268 | |
| 6 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 5.00 | UT | 300.00 | 300.00 | 100 | 2008 | 2008 | 3 | 72 | 1,080 | |
| 7 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,540.00 | SF | 26.25 | 26.25 | 100 | 2011 | 2011 | 3 | 45 | 18,191 | |
| 8 | 0835 | QUARY TILE | 0 | 100 | 0 | 0 | 1,396.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 91 | 12,704 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 616.00 | SF | 7.00 | 7.00 | 100 | 2010 | 2010 | 3 | 90 | 3,881 | |

## LAND DESCRIPTION

TOTAL OB/XF 60,247

| 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 | RES | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.25 | 275,000.00 | 343,750.00 | 343,750 | | | | | | | |

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 07/30/2025 BY SYS