

LOT 26 & PT OF ABDN R/W  
OR 790/1658 RES# 97-80  
IN OR 2301/1191

FOUNTAIN JAMES COLE & IRIS SLOAN  
1889 LAKESIDE DRIVE SOUTH  
FERNANDINA BEACH, FL 32034

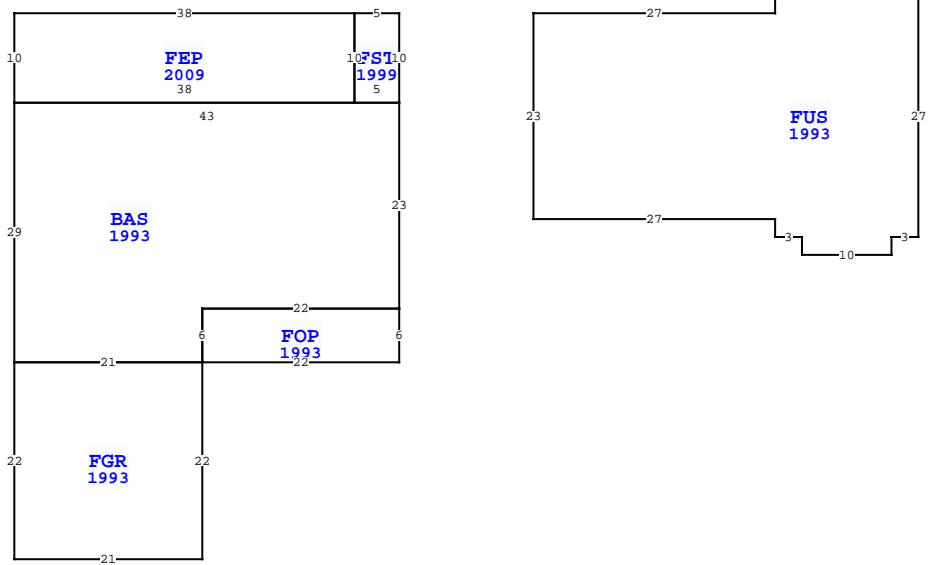
2025

00-00-30-021A-0026-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 50	
Interior Floo	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	1,115	100	1993
FEP	380	80	2009
FGR	462	55	1993
FOP	132	30	1993
FST	50	55	1999
FUS	1,073	100	1993
TOTALS	3,212		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,814	130.8240	172.69	485,950	1987	1987	0	0	18.50	81.50
1 SNGL FAM - 100% - 2020 Heated Area: 2188 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			396,049
TOTAL MARKET OB/XF VALUE			11,529
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			682,578
SOH/AGL Deduction			278,738
ASSESSED VALUE			403,840
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			353,118
TOTAL JUST VALUE			682,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			639,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25591	REP DW, ADD PATIO	6,000	01/01/2012
B21796	REMODEL	11,000	08/01/2008
B9906551	REMODEL	13,700	10/01/1999
BP4236	N/A	61,795	07/16/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/1191	8/23/2019	WD Q	Q	I	01	436,000
GRANTOR: PIKULA MICHAEL R JR & GRANTEE: FOUNTAIN JAMES COLE						
1464/0944	12/08/2006	WD U	I	07		100
GRANTOR: PIKULA MICHAEL R JR & GRANTEE: PIKULA MICHAEL R JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	1,438.00	SF	5.20	5.20	100
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
4	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30	18.30	100
6	0476	VF 6 SBPL	0	100	0	0	10.00	LF	32.00	32.00	100
7	0681	POLE SHED	0	100	16	11	176.00	SF	15.00	15.00	100

TOTAL OB/XF											
11,529											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/28/2025	MLU							

BUILDING NOTES											
FST=[YR=1999] W5 FEP=[YR=2009] W38 S10 BAS=[YR=1993] S29 FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E22 N6 W22 S6 \$ W21 \$ E21 N6 E22 N23 W43 \$ E38 N10 \$ S10 E5 N10 \$ PTR= E15 FUS=[YR=1993] E27 N2 E16 S27 W3 S2 W10 N2 W3 N2 W27 N23 \$ W15 \$ .											

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							