

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
BAS	1,217	100
FGR	528	55
FOP	40	30
FUS	1,200	100
TOTALS	2,985	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	2,719	127.1808	167.88	456,466	1988	1988	0	0	15	18.94	66.06
1 SNGL FAM - 0% - 2025 Heated Area: 2417 HX Base Yr												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	58	3	174.00	SF	6.50	6.50	100	1988
2	0811	CONCRETE B	0	0	49	17	833.00	SF	5.20	5.20	100	1988
3	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1988
4	0861	POOL GUNIT	0	0	32	16	512.00	SF	85.00	85.00	100	1990
5	0845	KOOL DECK	0	0	0	0	682.00	SF	7.25	7.25	100	1990

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			301,541
TOTAL MARKET OB/XF VALUE			18,702
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			595,243
SOH/AGL Deduction			0
ASSESSED VALUE			595,243
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			595,243
TOTAL JUST VALUE			595,243
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			628,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6340	NEW CONSTR	9,650	03/12/1990
4751	NEW CONSTR	69,012	03/21/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/778	2/21/2024	WD Q	Q	I	01	608,000
GRANTOR: LUSSIER CRAIG						
GRANTEE: SULLIVAN DIANE						
2686/1875	12/20/2023	QC U	U	I	11	100
GRANTOR: LUSSIER ROGER A						
GRANTEE: LUSSIER CRAIG						

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

BUILDING NOTES	
1917 S LAKESIDE DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W18 N4 W2 U2 L2 W4 L2 D2 W2 S9 W2 U2 L2 W4 L2 D2 W3 S27 E10 FOP=[YR=1993] E12 FGR=[YR=1993] S16 E24 N22 W24 S6\$ N4 W8 L4 D4 \$ U4 R4 E8 N2 E21 N26\$ PTR=E10FUS=[YR=1993] E32 S45 W17N16 W15 N29\$ W10 \$.	

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							