LOT 33
IN OR 2033/4
EGANS BLUFF #1 PB 5/93

EVERITT RYAN C & JENNIFER E
1967 LAKESIDE DR S
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0033-0000

BUILDING CHARACTERISTICS

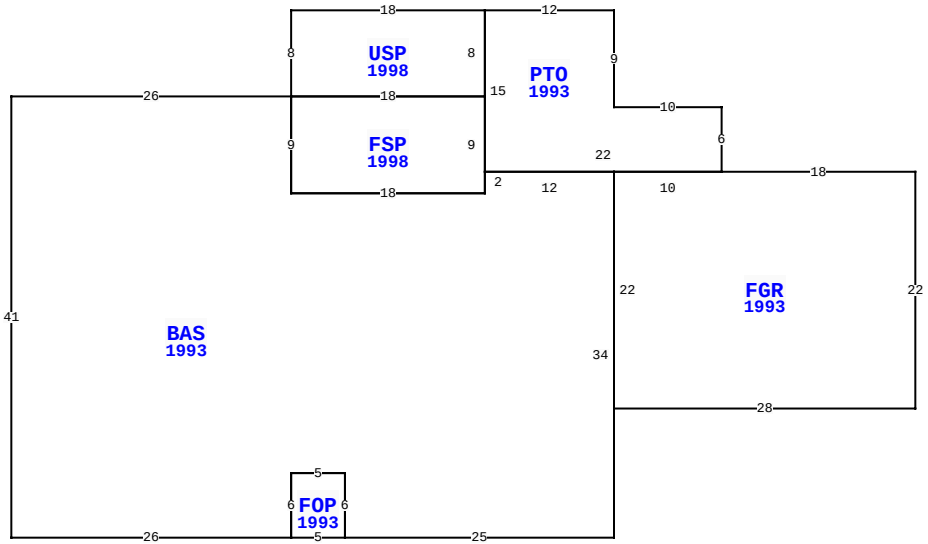
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	1993	2,020	267,698
FGR	616	55	1993	339	44,926
FOP	30	30	1993	9	1,193
FSP	162	40	1998	65	8,614
PTO	240	5	1993	12	1,590
USP	144	30	1998	43	5,699
TOTALS	3,212			2,488	329,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,488	121.1088	159.86	397,732	1987	1987	0	0	0	17.10	82.90

1 SNGL FAM – 100% - 2017 Heated Area: 2020 HX Base Yr 2017



1967 S LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		329,720
TOTAL MARKET OB/XF VALUE		4,744
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		609,464
SOH/AGL Deduction		263,791
ASSESSED VALUE		345,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,951
TOTAL JUST VALUE		609,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804736	B002	3,975	03/01/1998
BP 3668	N/A	61,790	10/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0004	3/09/2016	WD	Q	I	02	315,000
GRANTOR: HOLMBERG KATHERINE						
GRANTEE: EVERITT RYAN C & JE						
0757/1997	4/25/1996	QC	Q	I	01	100
GRANTOR: HOLMBERG WALLACE & KA						
GRANTEE: HOLMBERG WALLACE &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W18 PTO=[YR=1993] N6 W10 N9 W12 USP=[YR=1998] W18 S8 BAS=[YR=1993] W26 S41 E26 FOP=[YR=1993] E5 N6 W5 S6 $ N6 E5 S6 E25 N34 W12 S2 W18 N9 $ FSP=[YR=1998] S9 E18 N9 W18 $ E18 N8 $ S15 E22 $ W10 S22 E28 N22 $.

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	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1987	1987	3	49.5	405	
2	0811	CONCRETE B	0	100	58	15	870.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,239	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 4,744

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	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS