LOT 51
IN OR 667/1610
EGANS BLUFF #1 PB 5/93

MARKIW NICHOLAS & SUSAN W
1955 LAKESIDE DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
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

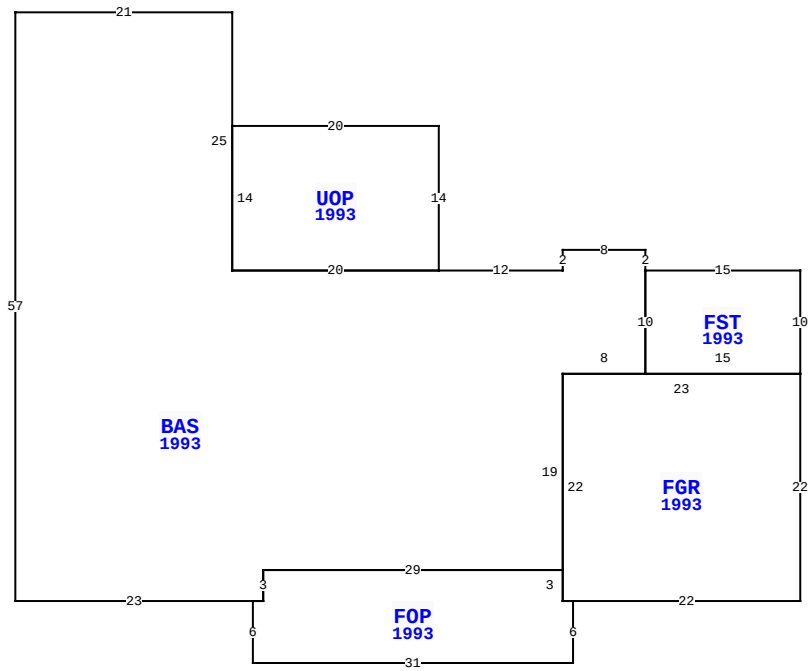
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	1993	2,230	290,127
FGR	506	55	1993	278	36,168
FOP	273	30	1993	82	10,669
FST	150	55	1993	82	10,669
UOP	280	20	1993	56	7,286
TOTALS	3,439			2,728	354,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,728	119.4528	157.68	430,151	1987	1987	0	0	0	17.49	82.51

1 SNGL FAM – 100% - 1993 Heated Area: 2230 HX Base Yr 1993



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

1955 N LAKESIDE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		354,918
TOTAL MARKET OB/XF VALUE		25,055
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		654,973
SOH/AGL Deduction		354,333
ASSESSED VALUE		300,640
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,918
TOTAL JUST VALUE		654,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225936	12X29 DRIVEWAY	1,669	04/01/2012
R002838	REPAIR/RRF	2,400	11/01/2000
5753	XFOB	6,950	05/22/1989
5621	SWIM POOL	14,300	04/07/1989
B4318	N/A	81,308	06/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/1610	10/05/1992	WD	Q	I		167,000
GRANTOR: VERNACOTOLA JAMES						
GRANTEE: MARKIW NICHOLAS & S						
0556/1175	11/14/1988	WD	Q	I		151,400
GRANTOR: ALMAND AMOS F JR						
GRANTEE: VERNACOTOLA JAMES N						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 BAS=[YR=1993] N2 W8 S2 W12 UOP=[YR=1993] N14 W20 S14 E20 $ W20 N25 W21 S57 E23 FOP=[YR=1993] S6 E31 N6 FGR=[YR=1993] E22 N22 W23 S22 E1$ W1 N3 W29 S3 W1$ E1 N3 E29 N19 E8 N10$ S10 E15 N10 $.

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	69	3	207.00	SF	6.50	6.50	100	1987	1987	3	49.5	666	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,606	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0845	KOOL DECK	0	100	0	0	1,028.00	SF	7.25	7.25	100	1989	1989	3	54.5	4,062	
5	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	100	1989	1989	3	20	9,792	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1989	1989	3	20	200	
7	0910	SCRN RM L	0	100	0	0	1,816.00	SF	15.00	15.00	100	1989	1989	3	20	5,448	
8	0810	CONCRETE A	0	100	12	29	348.00	SF	6.50	6.50	100	2012	2012	3	92	2,081	

LAND DESCRIPTION

TOTAL OB/XF 25,055

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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS