



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,603	100	1993	2,603	325,956
FEP	366	80	2000	293	36,690
FGR	570	55	1993	314	39,320
FOP	47	30	1993	14	1,753
TOTALS	3,586			3,224	403,718

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,317.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	457.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	1,093.00	SF	7.25
5	0910	SCRN RM L	0	100	38	41	1,558.00	SF	15.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,224	120.0830	158.51	511,036	1989	1994	0	0	21.00	79.00
1 SNGL FAM - 100% - 2015 Heated Area: 2603 HX Base Yr 2015											
1949 N LAKESIDE DR, FERNANDINA BEACH											

TOTAL OB/XF											
25,597											

TOTAL OB/XF											
25,597											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		403,718	
TOTAL MARKET OB/XF VALUE		25,597	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		704,315	
SOH/AGL Deduction		327,534	
ASSESSED VALUE		376,781	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		326,059	
TOTAL JUST VALUE		704,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		662,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217503	H/AC	0	08/01/2012
B9906691	XFOB	8,792	12/01/1999
B9906562	SWIM POOL	18,500	11/01/1999
2736	H/AC	4,600	09/27/1988
5398	NEW CONSTR	4,200	09/27/1988
3207	NEW CONSTR	0	09/26/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/1672	7/10/2025	WD U	I	I	11	100
GRANTOR: LEARY JAMES K & CATHY						
GRANTEE: LEARY FAMILY TRUST						
1877/1336	9/06/2013	WD Q	I	I	01	377,800
GRANTOR: 1949 LAKESIDE DRIVE N						
GRANTEE: LEARY JAMES K & CAT						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 FEP=[YR=2000] W32 S12 E22 N2 E9 S2 E1 N12 \$ S12 W1 N2 W9 S2 W22 N12 W16 S50 E16 N5 E13 FOP=[YR=1993] S5 E7 N7 W6 S2 W1 \$ E1 N2 E6 S8 E13 N2 FGR=[YR=1993] E22 N27 W7 S3 W8 N3 W7 S27 \$ N27 E7 S3 E8 N3 E12 N22 \$.									