

LOT 54
IN OR 2458/50
EGAN'S BLUFF #2 PB 5/102

BOOTS JEFFREY LYNN/CARMACK AMBER NICCOLE
1921 LAKESIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,009	100	1993	1,009	134,143
FGR	628	55	1993	345	45,867
FUS	1,075	100	1993	1,075	142,918
PTO	228	5	1993	11	1,462

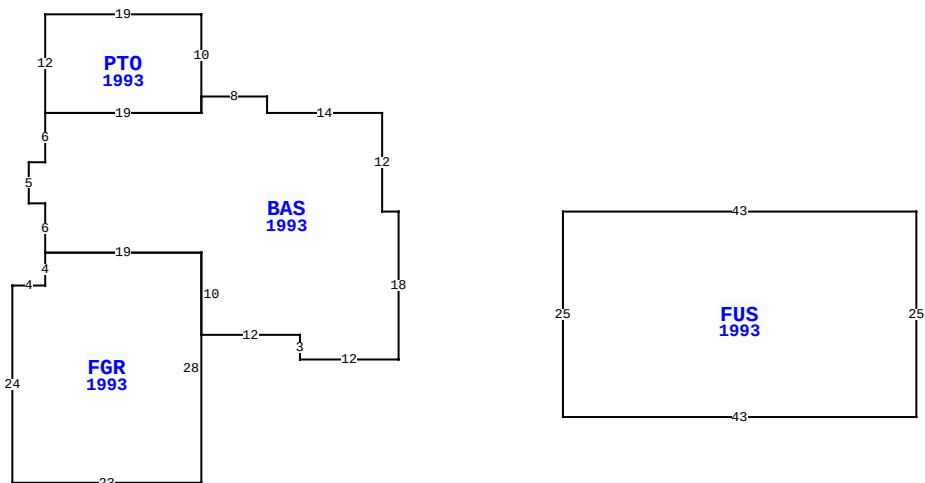
TOTALS	2,940			2,440	324,390
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	206.00	SF	6.50
2	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1242	WD DECK A	0	100	0	0	70.00	SF	10.00
5	0680	POLE SHED	0	100	0	0	140.00	SF	10.00
6	0855	CONC PAVER	1	100	0	0	895.00	SF	10.00
7	0861	POOL GUNIT	1	100	0	0	493.00	SF	85.00

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

REVIEW DATE	08/14/2023	BY	TW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,440	121.4906	160.37	391,303	1987	1987	0	0	0 17.10	82.90
1 SNGL FAM - 100% - 2022											
Heated Area: 2084											
HX Base Yr 2022											



1921 N LAKESIDE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/28/2025 MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014751	SWIM POOL	73,000	10/03/2022
1111111	N/A	67,414	03/30/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/0050	4/29/2021	WD	Q	I	02	590,800	
GRANTOR: PAVELOCK RICHARD M II							
GRANTEE: BOOTS JEFFREY LYNN							
2134/0268	7/17/2017	WD	Q	I	02	322,500	
GRANTOR: SPUHLER RALPH JON							
GRANTEE: PAVELOCK RICHARD M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 N12 W14 N2 W8 PTO=[YR=1993] N10 W19 S12 E19 N2\$ S2 W19 S6 W2 S5 E2 S6 FGR=[YR=1993] S4 W4 S24 E23 N28W19\$ E19 S10 E12 S3 E12 N18\$ PTR=E20 FUS=[YR=1993] E43 S25 W43 N25\$ W20\$.									

TOTAL OB/XF									
55,408									
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:	0	Agricultural:	0	Common:	275,000
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