LOT 55
IN OR 1690/1317
EGAN'S BLUFF #2 PB 5/102

1919 N LAKESIDE LLC
408 7TH STREET SE
JASPER, FL 32052

**2025**

**00-00-30-021B-0055-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

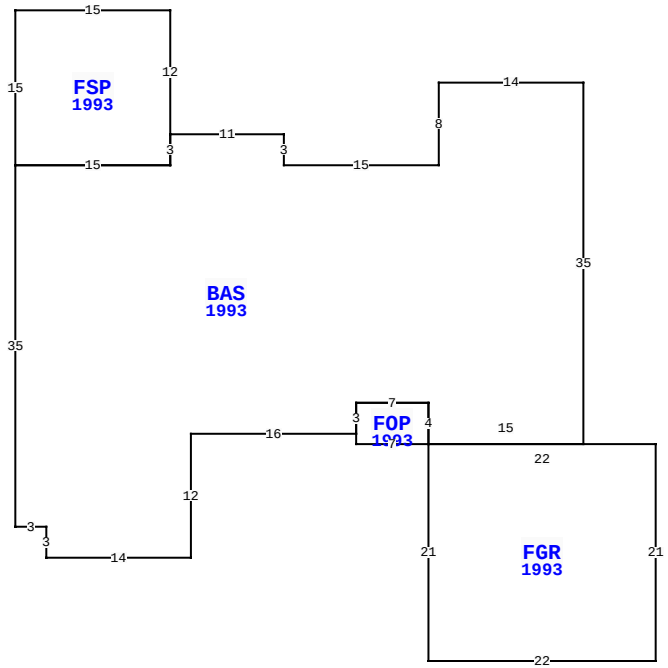
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,764 | 100 | 1993 | 1,764 | 236,721 |
| FGR | 462 | 55 | 1993 | 254 | 34,086 |
| FOP | 28 | 30 | 1993 | 8 | 1,073 |
| FSP | 225 | 40 | 1993 | 90 | 12,078 |
| TOTALS | 2,479 | | | 2,116 | 283,957 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,116 | 122.8430 | 162.15 | 343,109 | 1988 | 1993 | 0 | 0 | 0 | 17.24 | 82.76 |

1 SNGL FAM – 0% - 0 Heated Area: 1764 HX Base Yr




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

1919 N LAKESIDE DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 283,957 |
| TOTAL MARKET OB/XF VALUE | 15,511 |
| TOTAL LAND VALUE - MARKET | 275,000 |
| TOTAL MARKET VALUE | 574,468 |
| SOH/AGL Deduction | 106,332 |
| ASSESSED VALUE | 468,136 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 468,136 |
| TOTAL JUST VALUE | 574,468 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 535,829 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5576 | SWIM POOL | 12,300 | 03/16/1989 |
| 4642 | NEW CONSTR | 57,250 | 02/02/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1690/1317 | 7/23/2010 | WD | Q | I | 02 | 245,000 |
| GRANTOR: STEVENS THOMAS J | | | | | | |
| GRANTEE: 1919 N LAKESIDE DRI | | | | | | |
| 0552/0926 | 9/20/1988 | WD | Q | I | | 136,500 |
| GRANTOR: ALMAND AMOS F JR | | | | | | |
| GRANTEE: STEVENS THOMAS J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 S8 W15 N3 W11 FSP=[YR=1993] N12 W15 S15 E15 N3 $ S3 W15 S35 E3 S3 E14 N12 E16 FOP=[YR=1993] S1 E7 FGR=[YR=1993] S21 E22 N21 W22 $ N4 W7 S3 $ N3 E7 S4 E15 N35 $ .

## 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 | 0 | 35 | 3 | 105.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 355 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 46 | 16 | 736.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 52 | 1,990 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 15 | 8 | 120.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 406 | |
| 4 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 62 | 2,170 | |
| 5 | 0861 | POOL GUNIT | 0 | 0 | 31 | 15 | 465.00 | SF | 85.00 | 85.00 | 100 | 1989 | 1989 | 3 | 20 | 7,905 | |
| 6 | 0877 | JACUZZI | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 1989 | 1989 | 3 | 20 | 200 | |
| 7 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 629.00 | SF | 7.25 | 7.25 | 100 | 1989 | 1989 | 3 | 54.5 | 2,485 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,511

| 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 | 0 | | 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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS