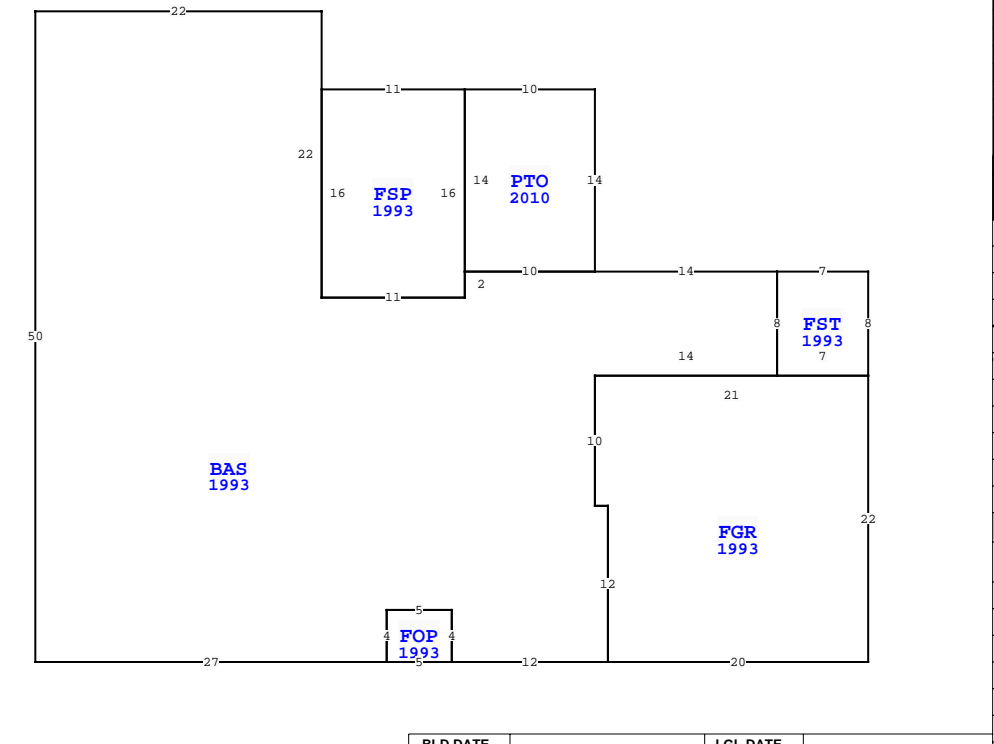


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	11 BD/BTN AVG 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,174	119.9128	158.28	344,101	1987	1993	0	0	17.01	82.99



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	1,812	100	1993	1,812	238,018
FGR	450	55	1993	248	32,576
FOP	20	30	1993	6	788
FSP	176	40	1993	70	9,195
FST	56	55	1993	31	4,072
PTO	140	5	2010	7	920
TOTALS	2,654			2,174	285,569

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		285,569
TOTAL MARKET OB/XF VALUE		5,109
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		565,678
SOH/AGL Deduction		358,892
ASSESSED VALUE		206,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,064
TOTAL JUST VALUE		565,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3991	N/A	55,713	03/31/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0659/0100	5/20/1992	WD	Q	I		116,500
GRANTOR: CRANSHAW DOROTHY J						
GRANTEE: HOOPER GERALD & LIS						
0529/0034	10/16/1987	WD	Q	I		132,000
GRANTOR: ALMAND AMOS F JR						
GRANTEE: CRANSHAW DOROTHY J						

EXTRA FEATURES																
L N	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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	0812	CONCRETE C	0	100	0	1,750.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,465	
3	0810	CONCRETE A	0	100	46	138.00	SF	6.50	6.50	100	1987	1987	3	49.5	444	

BLD DATE		LGL DATE	04/28/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
1907 N LAKESIDE DR, FERNANDINA BEACH				
TOTAL OB/XF 5,109				

BUILDING NOTES

BUILDING DIMENSIONS
FST=[YR=1993] N8 W7 BAS=[YR=1993] W14 PTO=[YR=2010] N14 W10
FSP=[YR=1993] W11 S16E11 N16\$ S14 E10\$ W10 S2 W11 N22 W22
S50 E27FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E12 FGR=[YR=1993]
E20 N22 W21 S10 E1 S12 \$ N12 W1 N10 E14 N8\$ S8 E7\$.

LAND DESCRIPTION		TOTAL OB/XF 5,109																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							