LOT 57
IN OR 700/309
EGAN'S BLUFF #2 PB 5/102

GROFF WARREN S
PO BOX 2424
YULEE, FL 32041-2424

2025

00-00-30-021B-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

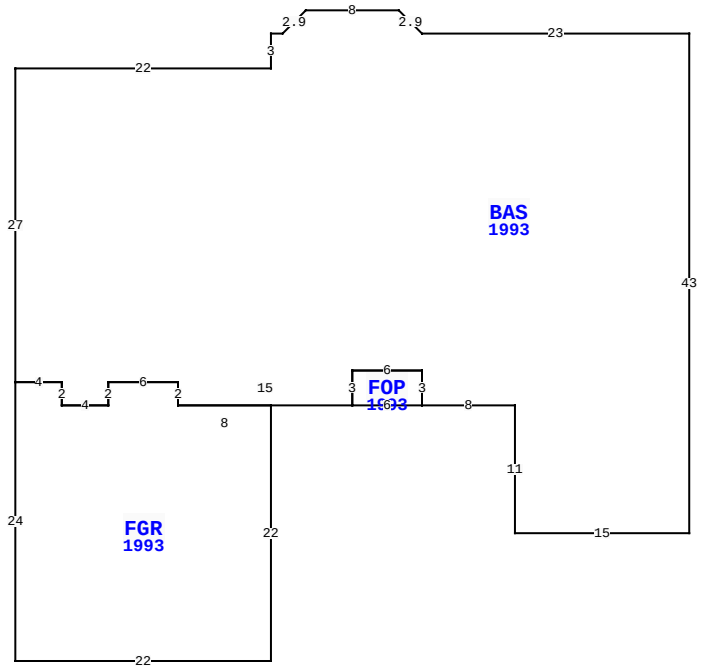
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1993	1,937	260,735
FGR	504	55	1993	277	37,286
FOP	18	30	1993	5	673
TOTALS	2,459			2,219	298,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,219	119.6874	157.99	350,580	1989	1994	0	0	0	14.80	85.20

1 SNGL FAM – 100% - 2010 Heated Area: 1937 HX Base Yr 2010



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

1903 N LAKESIDE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		298,694
TOTAL MARKET OB/XF VALUE		28,608
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		602,302
SOH/AGL Deduction		321,444
ASSESSED VALUE		280,858
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,136
TOTAL JUST VALUE		602,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24741	XFOB	28,358	05/01/2011
5726	SWIM POOL	11,100	05/12/1989
5150	NEW CONSTR	71,701	09/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0700/0309	3/11/1994	WD	Q	I		150,000
GRANTOR: KEAGY JAMES & DIANE						
GRANTEE: GROFF WARREN S						
0572/0513	6/13/1989	WD	Q	I		151,200
GRANTOR: ALMAND AMOS F JR						
GRANTEE: KEAGY JAMES & DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 U2 L2 W8 D2 L2 W1 S3 W22S27
FGR=[YR=1993] S24 E22 N22 W8 N2 W6 S2 W4 N2 W4 $ E4 S2 E4 N2 E6 S2 E15 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S3 E8 S11 E15 N43 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1989	1989	3	20	8,704	
3	0845	KOOL DECK	0	100	0	0	960.00	SF	7.25	7.25	100	1989	1989	3	54.5	3,793	
4	0812	CONCRETE C	0	100	0	0	1,410.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,074	
5	0911	SCRN RM A	0	100	0	0	1,371.00	SF	17.50	17.50	100	2011	2011	3	45	10,797	

LAND DESCRIPTION

TOTAL OB/XF 28,608

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 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