LOT 59 & PT ABDN R/W
OR 790/1658 RES# 97-80
IN OR 701/800

KEAGY JAMES P & DIANE
1885 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

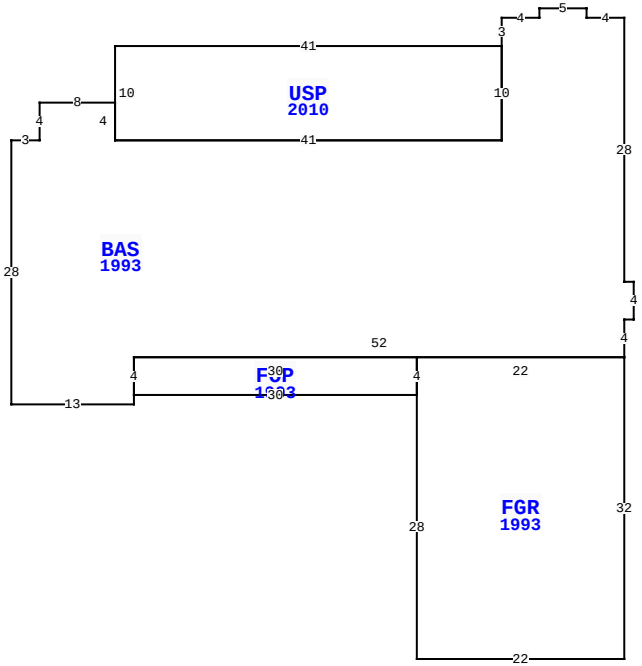
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,770	100	1993	1,770	244,623
FGR	704	55	1993	387	53,485
FOP	120	30	1993	36	4,975
USP	410	30	2010	123	16,999
TOTALS	3,004			2,316	320,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,316	124.6462	164.53	381,051	1987	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1995 Heated Area: 1770 HX Base Yr 1995



1885 N LAKESIDE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		322,213
TOTAL MARKET OB/XF VALUE		10,808
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		608,021
SOH/AGL Deduction		387,185
ASSESSED VALUE		220,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,114
TOTAL JUST VALUE		608,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3826	N/A	41,410	01/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0701/0800	3/29/1994	WD	Q	I		141,000
GRANTOR: BAILEY SAMUEL W & JEA						
GRANTEE: KEAGY JAMES P & DIA						
0507/0501	1/05/1987	WD	Q	V		22,700
GRANTOR: FDNA BCH DEV						
GRANTEE: BAILEY SAMUEL W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N1 W5 S1 W4 S3 USP=[YR=2010] W41 S10 E41 N10$ S10 W41 N4 W8 S4 W3 S28 E13 N1 FOP=[YR=1993] E30 FGR=[YR=1993] S28 E22 N32 W22 S4$ N4 W30S4$ N4 E52 N4 E1 N4 W1 N28$.

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	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00	85.00	100	1987	1987	3	20	5,746	
2	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,030	
3	0812	CONCRETE C	0	100	0	0	1,208.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,392	
4	0845	KOOL DECK	0	100	0	0	350.00	SF	7.25	7.25	100	1987	1987	3	49.5	1,256	
5	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1995	1995	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 10,808

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

LOT 59 & PT ABDN R/W
OR 790/1658 RES# 97-80
IN OR 701/800

KEAGY JAMES P & DIANE
1885 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

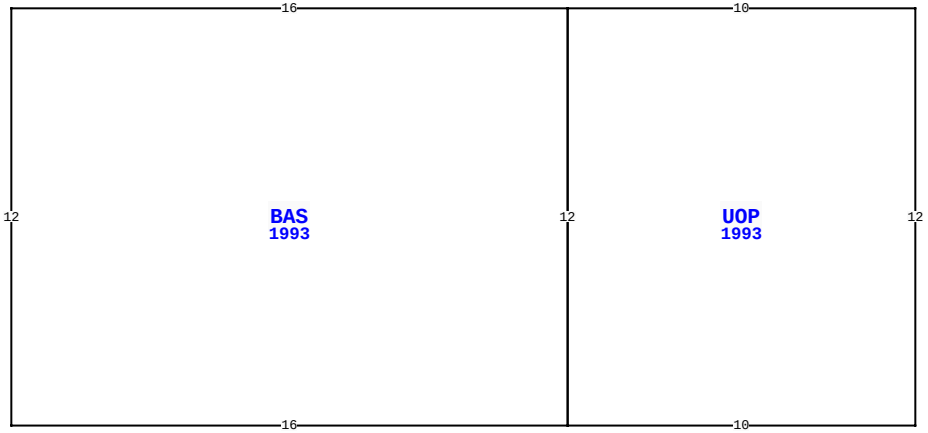
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1993	192	1,893
UOP	120	20	1993	24	237
TOTALS	312			216	2,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	216	53.2950	19.72	4,260	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1995 Heated Area: 192 HX Base Yr 1995



1885 N LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		322,213
TOTAL MARKET OB/XF VALUE		10,808
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		608,021
SOH/AGL Deduction		387,185
ASSESSED VALUE		220,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,114
TOTAL JUST VALUE		608,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0800	3/29/1994	WD	Q	I		141,000
GRANTOR: BAILEY SAMUEL W & JEA						
GRANTEE: KEAGY JAMES P & DIA						
0507/0501	1/05/1987	WD	Q	V		22,700
GRANTOR: FDNA BCH DEV						
GRANTEE: BAILEY SAMUEL W &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 BAS=[YR=1993] W16 S12 E16 N12$ S12 E10 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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