

NEUSS SANDRA M L/E/
1883 LAKESIDE DRIVE NORTH
FERNANDINA BEACH, FL 32034

00-00-30-021B-0060-0000



BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD			TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		16	WD FR STUC 100		0900		01	2,613	133.3632		176.04	459,993	2005	2005		0	0	9.50	90.50	VALUATION BY		STANDARD																	
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2006															Heated Area: 2166					HX Base Yr 2006					Tax Group: 8		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																											BUILDING MARKET VALUE		416,294							
Interior Wall		05	DRYWALL 100																											TOTAL MARKET OB/XF VALUE		21,988							
Interior Floo		11	CLAY TILE 60																											TOTAL LAND VALUE - MARKET		343,750							
Interior Floo		14	CARPET 40																											TOTAL MARKET VALUE		782,032							
Air Condition		03	CENTRAL 100																											SOH/AGL Deduction		453,592							
Heating Type		04	AIR DUCTED 100																											ASSESSED VALUE		328,440							
Bedrooms			3 100																											TOTAL EXEMPTION VALUE		HX HB VX WX		60,722					
Bathrooms			3.5 100																											BASE TAXABLE VALUE		267,718							
Frame		02	WOOD FRAME 100																											TOTAL JUST VALUE		782,032							
Stories		1.	1. 100																											NCON VALUE		0							
Units		0	100																											INCOME VALUE									
Occupancy		00	NONE 100																											PREVIOUS YEAR MKT VALUE		732,321							
Quality		06	Quality Level 06																											PERMIT NUM		DESCRIPTION		AMT		ISSUED			
DOR CODE		0100	SINGLE FAMILY																											B0413145		NEW CONSTR		161,650		07/01/2004			
MAP NUM			MKT AREA																																				
NEIGHBORHOOD/LOC		2031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	365	100	2005	365	58,151																																		
BAS	1,801	100	2005	1,801	286,928																																		
FGR	552	55	2005	304	48,432																																		
FOP	154	30	2005	46	7,329																																		
FOP	175	30	2005	52	8,284																																		
PTO	336	5	2005	17	2,709																																		
UOP	138	20	2005	28	4,461																																		
TOTALS		3,521			2,613	416,294																																	
EXTRA FEATURES					1883 N LAKESIDE DR, FERNANDINA BEACH															BLD DATE				LGL DATE		04/28/2025		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080																							
2	0811	CONCRETE B	0	100	0	0	864.00	SF	5.20	5.20	100	2005	2005	3	84	3,774																							
3	0810	CONCRETE A	0	100	0	0	133.00	SF	6.50	6.50	100	2005	2005	3	84	726																							
4	0861	POOL GUNIT	0	100	0	0	280.00	SF	85.00	85.00	100	2005	2005	3	36	8,568																							
5	0845	KOOL DECK	0	100	0	0	394.00	SF	7.25	7.25	100	2005	2005	3	84	2,399																							
6	0910	SCRN RM L	0	100	0	0	498.00	SF	15.00	15.00	100	2005	2005	3	22	1,643																							
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	22	422																							
8	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2005	2005	3	84	49																							
9	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2005	2005	3	84	218																							
10	1076	TRELLIS A	0	100	28	12	336.00	SF	7.50	7.50	100	2007	2007	3	44	1,109																							
LAND DESCRIPTION										TOTAL OB/XF										21,988																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.25	275,000.00	343,750.00	343,750																						