

LOT 65  
IN OR 649 PG 406  
EGANS BLUFF #2 PB 5/102

STUBBS JAMES S & MARY C  
1916 LAKESIDE DRIVE N  
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0065-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 12  | CEDAR 90       |
| Exterior Wall            | 20  | FACE BRICK 10  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 80      |
| Interior Floor           | 08  | SHT VINYL 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 2.5 | 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       | 2,064            | 100         | 1993 | 2,064        | 274,561              |
| FGR       | 546              | 55          | 1993 | 300          | 39,907               |
| FOP       | 12               | 30          | 1993 | 4            | 532                  |
| FSP       | 240              | 40          | 1993 | 96           | 12,770               |
| TOTALS    | 2,862            |             |      | 2,464        | 327,771              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 813.00 | SF | 5.20     |

| TYPE                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|--------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0900                                 | 01  | 2,464     | 123.3168    | 162.78         | 401,090        | 1989 | 1989 | 0    | 0    | 0    | 18.28  |
| 1 SNGL FAM - 100% - 1993             |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2064                    |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 1993                      |     |           |             |                |                |      |      |      |      |      |        |
|                                      |     |           |             |                |                |      |      |      |      |      |        |
| 1916 N LAKESIDE DR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |      |        |

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

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 327,771     |        |
| TOTAL MARKET OB/XF VALUE  |  | 4,544       |        |
| TOTAL LAND VALUE - MARKET |  | 275,000     |        |
| TOTAL MARKET VALUE        |  | 607,315     |        |
| SOH/AGL Deduction         |  | 379,438     |        |
| ASSESSED VALUE            |  | 227,877     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 177,155     |        |
| TOTAL JUST VALUE          |  | 607,315     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 567,051     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R1313492   | ROOF        | 13,000 | 05/01/2013 |
| 5649       | NEW CONSTR  | 94,200 | 04/17/1989 |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0649/0406                    | 2/18/1992 | QC        | Q   | I   | 05     | 125,000    |  |
| GRANTOR: CITIZENS FDRL SAVS  |           |           |     |     |        |            |  |
| GRANTEE: STUBBS JAMES & MARY |           |           |     |     |        |            |  |
| 0632/0645                    | 7/31/1991 | CT        | U   | I   | 14     | 100        |  |
| GRANTOR: CLERK OF COURT      |           |           |     |     |        |            |  |
| GRANTEE: CITIZENS FED S BANK |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 FSP=[YR=1993] N12 W20 S12 E20 \$ W22 N2 W12 S2 W5 N15 W17 S24 FGR=[YR=1993] S26 E21 N26 W21 \$ E21 S21 E13 FOP=[YR=1993] E6 N2 W6 S2 \$ N2 E6 S2 E13 S6 E18 N36 \$ . |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |