



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2																																																															
Exterior Wall	10	ABOVE AVG 100	0900	01	2,264	124.5090	164.35	372,088	2019	2019	0	0	0	2.00	98.00	VALUATION SUMMARY																																																															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0														Heated Area: 1909																																																														
Roof Cover	03	COMP SHNGL 100															HX Base Yr																																																														
Interior Wall	05	DRYWALL 100															VALUATION BY																																																														
Interior Floop	11	CLAY TILE 100															Tax Group: 2												Tax Dist:																																																		
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												364,646																																																		
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												3,889																																																		
Bedrooms	3	100															TOTAL LAND VALUE - MARKET												140,000																																																		
Bathrooms	2	100															TOTAL MARKET VALUE												508,535																																																		
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												90,246																																																		
Stories	1.	1. 100															ASSESSED VALUE												418,289																																																		
Units	0	100															TOTAL EXEMPTION VALUE												0																																																		
Occupancy	00	NONE 100															BASE TAXABLE VALUE												418,289																																																		
Quality			04	Quality Level 04												TOTAL JUST VALUE												508,535																																																			
DOR CODE			0100	SINGLE FAMILY												NCON VALUE												0																																																			
MAP NUM			MKT AREA												01												INCOME VALUE																																																				
NEIGHBORHOOD/LOC			2039.00												PREVIOUS YEAR MKT VALUE												471,012																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM												DESCRIPTION												AMT												ISSUED																									
BAS	1,909	100	2019	1,909	307,469													20190086												NEW CONSTR												0												01/25/2019																									
FGR	420	55	2019	231	37,206																																																																										
FOP	114	30	2019	34	5,476																																																																										
FSP	224	40	2019	90	14,496																																																																										
TOTALS			2,667			2,264	364,646																																																																								
EXTRA FEATURES						729 LAKESIDE LN, FERNANDINA BEACH												BLD DATE												LGL DATE												04/28/2025												MLU																									
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	0855	CONC PAVER	0	0	0	0	126.00	SF	10.00	10.00	100	2019	2019	3	97	1,222																																																															
2	0810	CONCRETE A	0	0	0	0	384.00	SF	6.50	6.50	100	2019	2019	3	97	2,421																																																															
3	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	2019	2019	3	97	246																																																															
BUILDING DIMENSIONS																		FSP=[YR=2019] W16 BAS=[YR=2019] W24 S50 FGR=[YR=2019] S20 E21 N7 FOP=[YR=2019] E19 N6 W19 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.																																																													
LAND DESCRIPTION																		TOTAL OB/XF												3,889																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000																																																														
REVIEW DATE 10/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS																																																																															