



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																																		
Exterior Wall	10	ABOVE AVG 100	0900	01	2,047	121.5249	160.41	328,359	2019	2019	0	0	0	2.00	98.00	VALUATION SUMMARY																																		
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0										Heated Area: 1737			HX Base Yr																																		
Roof Cover	03	COMP SHNGL 100											VALUATION BY													STANDARD																								
Interior Wall	05	DRYWALL 100											Tax Group: 2								Tax Dist:																													
Interior Floor	11	CLAY TILE 70											BUILDING MARKET VALUE													321,792																								
Interior Floor	14	CARPET 30											TOTAL MARKET OB/XF VALUE													4,147																								
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET													140,000																								
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE													465,939																								
Bedrooms		3 100											SOH/AGL Deduction													86,793																								
Bathrooms		2 100											ASSESSED VALUE													379,146																								
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE													0																								
Stories	1.	1. 100											BASE TAXABLE VALUE													379,146																								
Units		0 100											TOTAL JUST VALUE													465,939																								
Occupancy	00	NONE 100											NCON VALUE													0																								
													INCOME VALUE																																					
													PREVIOUS YEAR MKT VALUE													430,486																								
Quality			04	Quality Level 04																																														
DOR CODE			0100	SINGLE FAMILY																																														
MAP NUM							MKT AREA								01																																			
NEIGHBORHOOD/LOC			2039.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,737	100	2019	1,737	273,059																																													
FGR	460	55	2019	253	39,772																																													
FOP	42	30	2019	13	2,043																																													
FSP	110	40	2019	44	6,917																																													
TOTALS			2,349			2,047	321,792	765 LAKESIDE LN, FERNANDINA BEACH																																										
EXTRA FEATURES																																																		
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								BAS=[YR=2019] U3 L3 W8 D3 L3 S8 FSP=[YR=2019] W14 S6 D2 R2 E12 N8\$ S8 W12 U2 L2 N6 W12 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$.																									
1	0855	CONC PAVER	0	0	0	0	114.00	SF	10.00	10.00	100	2019	2019	3	97	1,106																																		
2	0811	CONCRETE B	0	0	0	0	528.00	SF	5.20	5.20	100	2019	2019	3	97	2,663																																		
3	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	2019	2019	3	97	378																																		
LAND DESCRIPTION																	TOTAL OB/XF 4,147																																	
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																																	