



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	2,034	125.5380	165.71	337,054	2019	2019	0	0	0	2.00	98.00	VALUATION SUMMARY																																																					
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0														Heated Area: 1704																																																				
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												330,313																																								
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												5,675																																								
Bedrooms	3	100															TOTAL LAND VALUE - MARKET												140,000																																								
Bathrooms	2	100															TOTAL MARKET VALUE												475,988																																								
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												88,121																																								
Stories	1.	1. 100															ASSESSED VALUE												387,867																																								
Units	0	100															TOTAL EXEMPTION VALUE												0																																								
Occupancy	00	NONE 100															BASE TAXABLE VALUE												387,867																																								
Quality			04	Quality Level 04													TOTAL JUST VALUE												475,988																																								
DOR CODE			0100	SINGLE FAMILY													NCON VALUE												0																																								
MAP NUM																INCOME VALUE																																																					
NEIGHBORHOOD/LOC			2039.00													PREVIOUS YEAR MKT VALUE												440,121																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM												DESCRIPTION												AMT												ISSUED													
BAS	1,704	100	2019	1,704	276,723															20190159												NEW CONSTR												0												04/10/2019													
FGR	460	55	2019	253	41,087																																																																
FOP	42	30	2019	13	2,111																																																																
FOP	65	30	2019	20	3,248																																																																
FSP	110	40	2019	44	7,145																																																																
TOTALS			2,381			2,034	330,313																																																														
EXTRA FEATURES						709 LAKESIDE TER, 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	144.00	SF	10.00	10.00	100	2019	2019	3	97	1,397																																																					
2	0811	CONCRETE B	0	0	0	0	777.00	SF	5.20	5.20	100	2019	2019	3	97	3,919																																																					
3	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	97	359																																																					
TOTAL OB/XF																		5,675																																																			
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 10/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS																																																																					