



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	2,034	125.5380	165.71	337,054	2019	2019	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										4,270																			
Bedrooms	3	100														TOTAL LAND VALUE - MARKET										140,000																			
Bathrooms	2	100														TOTAL MARKET VALUE										474,583																			
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										87,672																			
Stories	1.	1. 100														ASSESSED VALUE										386,911																			
Units	0	100														TOTAL EXEMPTION VALUE										0																			
Occupancy	00	NONE 100														BASE TAXABLE VALUE										386,911																			
Quality		04	Quality Level 04		TOTAL JUST VALUE										474,583																														
DOR CODE		0100	SINGLE FAMILY		NCON VALUE										0																														
MAP NUM			MKT AREA		01		INCOME VALUE																																						
NEIGHBORHOOD/LOC		2039.00		PREVIOUS YEAR MKT VALUE										438,700																															
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	20190050										NEW CONSTR										0										03/08/2019									
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					717 LAKESIDE TER, FERNANDINA BEACH										BLD DATE										LGL DATE																				
															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	04/28/2025 MLU																											
1	0855	CONC PAVER	0	0	0	0	108.00	SF	10.00	10.00	100	2019	2019	3	97	1,048																													
2	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	100	2019	2019	3	97	2,825																													
3	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2019	2019	3	97	397																													
LAND DESCRIPTION																		TOTAL OB/XF										4,270																	
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																																													