

BLOCK 12 LOTS 1 2 3 4 & PT R/W
IN OR 889/682
SEAVIEW SUB PB 1/17

WIGGINS ROBERT L SR
1548 LAKESIDE CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0012-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	6	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	94,893
DCK	24	10	1993	2	181
FCP	446	25	1993	112	10,122
FOP	14	30	1993	4	362
FUS	1,086	100	1993	1,086	98,146
STR	72	10	1993	7	633
STR	72	10	1993	7	633
UGR	368	45	1993	166	15,002
UOP	200	20	1993	40	3,615
UST	194	45	1993	87	7,862
TOTALS	3,526			2,561	231,448

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	1,048
2	0801	ASPHALT A	0	0	24	11	264.00	SF	3.00	3.00	396
3	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50	6.50	858

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		R-1	100.00	125.00	100.00	FF	1

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0900	01	2,561	106.5600	140.66	360,230	1982	1990	0	0	20	64.25
1 SNGL FAM - 0% - 0											
Heated Area: 2136											
HX Base Yr											
BLD DATE	07/29/2008					DJ	LGL DATE				
XF DATE							LAND DATE	05/07/2025			
INC DATE							AG DATE				

2828 MANATEE AVE, FERNANDINA BEACH

BLD DATE	07/29/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		231,448	
TOTAL MARKET OB/XF VALUE		2,302	
TOTAL LAND VALUE - MARKET		579,225	
TOTAL MARKET VALUE		812,975	
SOH/AGL Deduction		41,596	
ASSESSED VALUE		771,379	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		771,379	
TOTAL JUST VALUE		812,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		701,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0889/0682	6/30/1999	WD	Q	I		257,000	
GRANTOR: HAWKINS LAURA W RAHM							
GRANTEE: WIGGINS ROBERT L							
0356/0268	3/01/1982	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS

UST=[YR=1993] W4 N4 W11 FCP=[YR=1993] W13 S38 E11

UGR=[YR=1993] E13 N10 E4 N14 W17 S24 \$ N24 E2 N14 \$ S14 E15

N10 PTR= E15 BAS=[YR=1993] E8 DCK=[YR=1993] N3

STR=[YR=1993] N9 E8 S9 W8 \$ E8 S1 FOP=[YR=1993] E7 S2 W7 N2

\$ S2 W8 \$ E15 N2 E9 S2 E7 S24 W7 S4 W24 N4 W8 N24 \$ W15 \$

PTR= E60 FUS=[YR=1993] E8 UOP=[YR=1993] N3 STR=[YR=1993]

N9 E8 S9 W8 \$ E8 N8 E16 S11 W24 \$ E31 S26 W7 S3 W24 N3 W8 N26

\$ W60 \$.