

LOT 3
IN OR 2054/1469
LAKEHOUSES PB 5/50 & 51

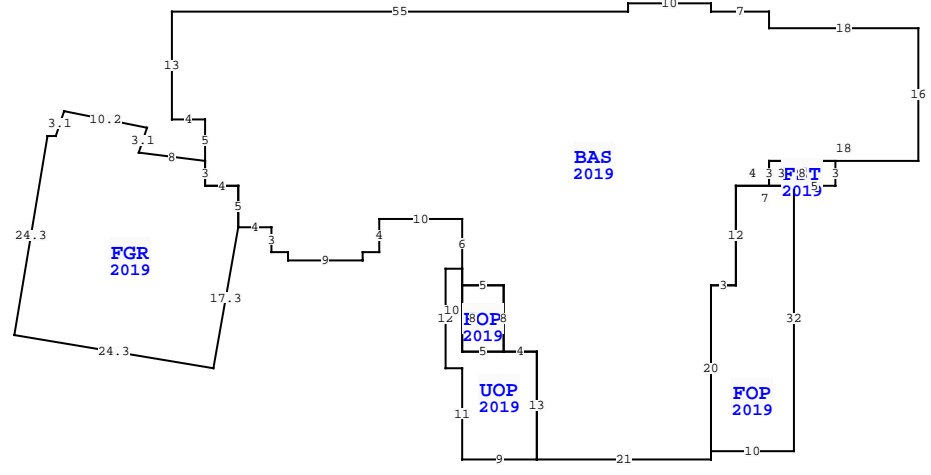
LANE GREGORY R
6 SEA MARSH COVE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1200-0003-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	60
Exterior Wall	10	ABOVE AVG	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,820	100	2019
FGR	613	55	2019
FOP	40	30	2019
FOP	284	30	2019
FST	24	55	2019
UOP	141	20	2019
TOTALS	3,922		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2020								
Heated Area: 2820						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			683,794
TOTAL MARKET OB/XF VALUE			26,195
TOTAL LAND VALUE - MARKET			600,000
TOTAL MARKET VALUE			1,309,989
SOH/AGL Deduction			533,273
ASSESSED VALUE			776,716
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			725,994
TOTAL JUST VALUE			1,309,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,278,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801164	NEW CONSTR	372,307	02/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/1469	6/23/2016	WD	Q	V	01	310,000
GRANTOR: SIMMONS LOU J						
GRANTEE: LANE GREGORY R						
1038/0374	2/19/2002	WD	Q	V		270,000
GRANTOR: DAHL CURTIS S						
GRANTEE: SIMMONS LOU J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2019
2	0855	CONC PAVER	0	100	0	1,110.00	SF	10.00	10.00	100	2019
3	0857	SANDSTONE/	0	100	0	830.00	SF	16.00	16.00	100	2019
4	1134	LANDSCP BL	0	100	0	108.00	SF	3.00	3.00	100	2019

TOTAL OB/XF												26,195			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		RT	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W18 N2 W7 N1 W10 S1 W55 S13 E4 S5 FGR=[YR=2019] U1 L8 U3 R1 U2 L10 D3 L1 W1 D24 L4 D4 R24 U17 R3 N5W4N3\$ S3 E4 S5 E4 S3 E2 S1 E9 N1 E2 N4 E10 S6 UOP=[YR=2019] W2 S12 E2 S11 E9 N13 W4 FOP=[YR=2019] N8 W5 S8 E5\$ W5 N10 \$ S2 E5 S8 E4 S13 E21 N1 FOP=[YR=2019] E10 N32 FST=[YR=2019] E5 N3 W8 S3 E3\$ W7 S12 W3 S20\$ N20 E3 N12 E4 N3 E18 N16\$.											

LAND DESCRIPTION												TOTAL OB/XF				26,195			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000100	C	RES	100		RT	0.00	0.00	1.00	LT	1.00								