

WIGGINS ROBERT L
1548 LAKESIDE COURT
FERNANDINA BEACH, FL 32034

2025

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,438	100	2001	2,438	389,166
FGR	484	55	2001	266	42,460
FOP	210	30	2001	63	10,057
FOP	240	30	2001	72	11,493
TOTALS	3,372			2,839	453,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,839	133.9901	176.87	502,134	2001	2011	0	0	0	9.75	90.25

1 SNGL FAM - 0% - 2024
Heated Area: 2438
HX Base Yr

Diagram showing building footprint and area calculations:

BAS 2001

FGR 2001

FOP 2001

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		453,176
TOTAL MARKET OB/XF VALUE		6,881
TOTAL LAND VALUE - MARKET		137,000
TOTAL MARKET VALUE		597,057
SOH/AGL Deduction		101,272
ASSESSED VALUE		495,785
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		495,785
TOTAL JUST VALUE		597,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,714

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1995	12/15/2023	WD	Q	I	01	580,000

GRANTOR:DYAL LESLIE ANN
GRANTEE:WIGGINS ROBERT L
2522/1626 12/20/2021 QC U I 11 100
GRANTOR:WIGGINS CHRISTA ANN
GRANTEE:DYAL LESLIE ANN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W14 BAS=[YR=2001] W52 S34 FGR=[YR=2001] S22 E22 N8 FOP=[YR=2001] E30 N8 W30 S8\$ N14 W22\$ E22 S6 E30 S10 E14 N35 W14 N15\$ S15 E14 N15\$.

LAND DESCRIPTION

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	0006	RSF-1	0.00	0.00	1.37	AC	1.00	1.00	1.00	100,000.00	100,000.00	137,000							

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	2001	2001	3	84	2,940
2	0812	CONCRETE C	0	0	0	0	1,247.00	SF 4.00	4.00	100	2001	2001	3	79	3,941

TOTAL OB/XF

6,881

REVIEW DATE

04/24/2019

BY

KW

Total Acres: 1.37

Total Land Value: 137,000

Market: 0

Agricultural: 0

Common: 137,000

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