LOT 3
IN OR 571/628
EGANS BLUFF #1 PB 5/93

IACIOFANO LIBERTO F
2198 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

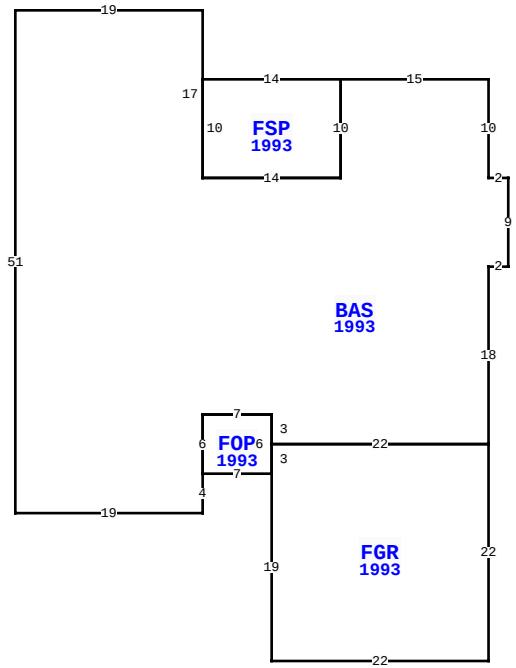
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	1993	1,899	272,125
FGR	484	55	1993	266	38,117
FOP	42	30	1993	13	1,863
FSP	140	40	1993	56	8,025
TOTALS	2,565			2,234	320,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,234	125.6605	174.67	390,213	1989	1989	0	0	0	17.96	82.04

1 SNGL FAM 100% - 1990 Heated Area: 1899 HX Base Yr 1990



2198 E LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		320,131
TOTAL MARKET OB/XF VALUE		54,060
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		649,191
SOH/AGL Deduction		398,719
ASSESSED VALUE		250,472
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		194,061
TOTAL JUST VALUE		649,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22383	POOL ENCLOSURE	16,936	04/01/2009
M014978	H/AC	0	04/01/2001
0276	SWIM POOL	15,635	06/01/1993
2820	H/AC	3,000	11/22/1988
5526	NEW CONSTR	3,045	11/22/1988
5283	NEW CONSTR	62,304	11/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0571/0628	6/01/1989	WD	Q	I		134,400
GRANTOR: ALMAND AMOS F JR						
GRANTEE: IACIOFANO LIBERTO F						
0496/0354	8/21/1986	WD	Q	V		20,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] W14 S10 E14 N10 $ S10 W14 N17 W19 S51 E19 N4 FOP=[YR=1993] E7 FGR=[YR=1993] S19 E22 N22 W22 S3 $ N6 W7 S6 $ N6 E7 S3 E22 N18 E2 N9 W2 N10 $.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1993	1993	04	85	42,500	
9	0510	GARAGE WD-	0	100	16	12	192.00	SF	35.00	35.00	100	2006	2006	3	36	2,419	
13	0911	SCRN RM A	0	100	0	0	1,416.00	SF	18.00	18.00	100	2009	2009	3	31	7,901	

LAND DESCRIPTION

TOTAL OB/XF 54,060

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS