LOT 17
EGANS BLUFF #1 PB 5/93

DWYER JAMES T & SUE A L/E/
1962 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0017-0000

BUILDING CHARACTERISTICS

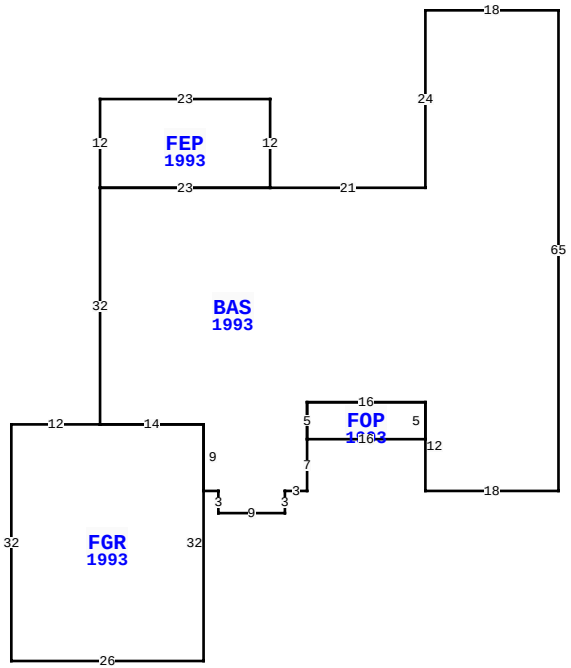
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,683	100	1993	2,683	352,443
FEP	276	80	1993	221	29,031
FGR	832	55	1993	458	60,163
FOP	80	30	1993	24	3,152
TOTALS	3,871			3,386	444,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,386	115.9568	161.18	545,755	1988	1988	0	0	0	18.50	81.50

1 SNGL FAM 100% - 1989 Heated Area: 2683 HX Base Yr 1989



1962 S LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		444,790
TOTAL MARKET OB/XF VALUE		45,488
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		875,278
SOH/AGL Deduction		568,539
ASSESSED VALUE		306,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,328
TOTAL JUST VALUE		875,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		828,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4607	SWIM POOL	8,200	01/19/1988
4529	NEW CONSTR	86,085	12/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/0632	8/21/2019	LE	U	I	11	100
GRANTOR: DWYER JAMES T & SUE A						
GRANTEE: DWYER JAMES ADAM						
0493/0025	7/08/1986	WD	Q	V		34,500
GRANTOR: FDNA BEACH DEV						
GRANTEE: DWYER JAMES T & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S24 W21 FEP=[YR=1993] N12 W23 S12 E23$ W23 S32 FGR=[YR=1993] W12 S32 E26N32 W14$ E14 S9 E2 S3 E9 N3 E3N7 FOP=[YR=1993] E16 N5 W16 S5$ N5 E16 S12 E18 N65$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	
5	0820	WOOD WALK	0	100	0	0	148.00	SF	11.75	11.75	100	1988	1988	3	40	696	
6	1242	WD DECK A	0	100	0	0	546.00	SF	10.00	10.00	100	1988	1988	3	20	1,092	

LAND DESCRIPTION

TOTAL OB/XF 45,488

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	1.40	275,000.00	385,000.00	385,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/09/2026 BY SYS