LOT 21
IN OR 489/30
EGANS BLUFF #1 PB 5/93

QUATTLEBAUM KENNETH E & SHERRY
1922 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

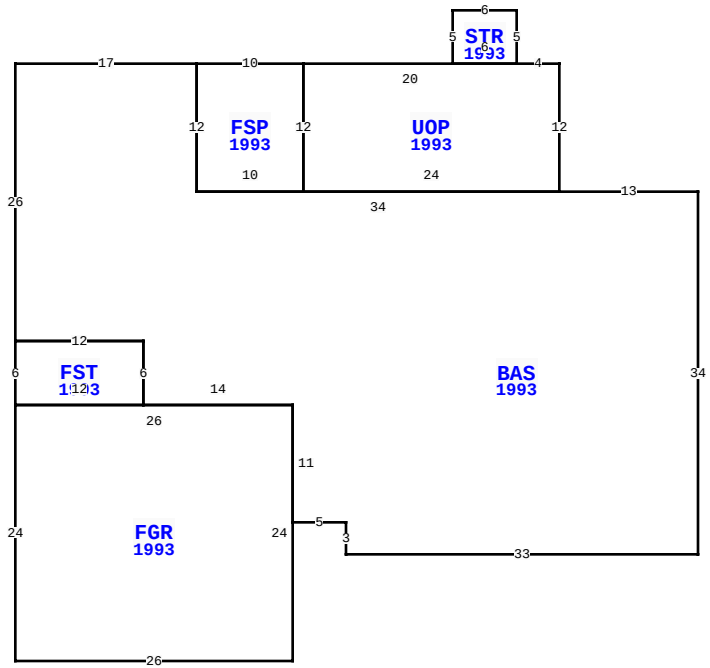
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,929	100	1993	1,929	272,198
FGR	624	55	1993	343	48,400
FSP	120	40	1993	48	6,773
FST	72	55	1993	40	5,645
STR	30	10	1993	3	423
UOP	288	20	1993	58	8,184
TOTALS	3,063			2,421	341,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	126.1113	175.29	424,377	1986	1986	0	0	0	19.50	80.50

1 SNGL FAM 100% - 1987 Heated Area: 1929 HX Base Yr 1987



1922 S 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		341,623
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		728,583
SOH/AGL Deduction		501,162
ASSESSED VALUE		227,421
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,010
TOTAL JUST VALUE		728,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0489/0030	5/09/1986	WD	Q	V		30,900

GRANTOR: FDNA BEACH DEV

GRANTEE: QUATTLEBAUM KENNETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N12 W4 STR=[YR=1993] N5 W6 S5 E6$ W20 FSP=[YR=1993] W10 S12 E10 N12$ S12 E24$ W34 N12 W17 S26 FST=[YR=1993] S6 FGR=[YR=1993] S24 E26 N24 W26$ E12 N6 W12$ E12 S6 E14 S11 E5 S3 E33 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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