LOT 22
IN OR 794/1558
EGANS BLUFF #1 PB 5/93

SVELA JOHN M & DIANE M
1908 LAKESIDE DR SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

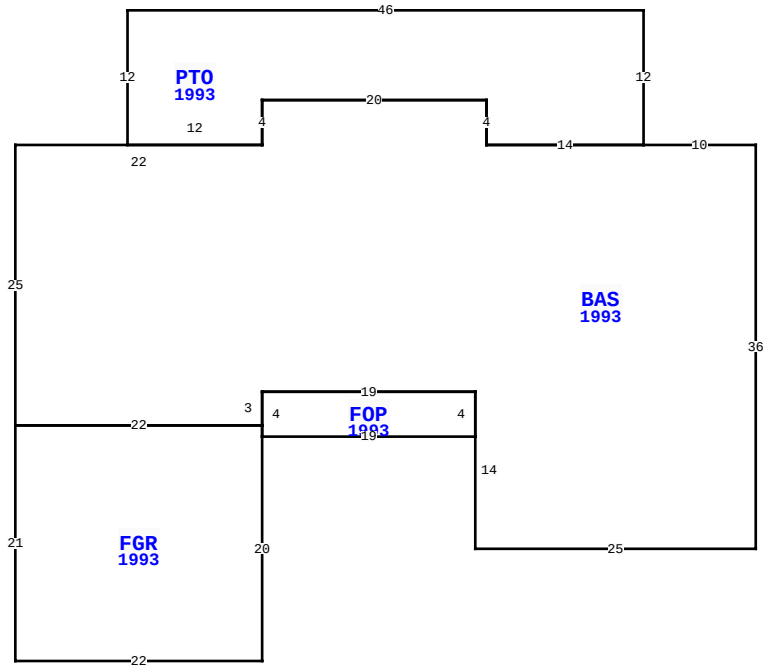
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,948	100	1993	1,948	247,733
FGR	462	55	1993	254	32,302
FOP	76	30	1993	23	2,925
PTO	472	5	1993	24	3,052
TOTALS	2,958			2,249	286,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,249	126.1113	175.29	394,227	1986	1986	0	0	0	27.45	72.55

1 SNGL FAM 100% - 1998 Heated Area: 1948 HX Base Yr 1998



1908 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		286,012
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		671,012
SOH/AGL Deduction		449,726
ASSESSED VALUE		221,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,875
TOTAL JUST VALUE		671,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631934	KITCHENREM	30,483	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0794/1558	5/29/1997	WD	Q	I		156,000
GRANTOR: ANDERSON WILLIAM & BE						
GRANTEE: SVELA JOHN M & DIAN						
0762/1786	6/13/1996	WD	Q	I		158,000
GRANTOR: RICHARDSON COLLEEN						
GRANTEE: ALDERSON WM & BERNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N12 W46 S12 E12 N4 E20 S4 E14$ W14 N4 W20 S4 W22 S25 FGR=[YR=1993] S21 E22 N20 FOP=[YR=1993] E19 N4 W19 S4$ N1 W22$E22 N3 E19 S14 E25 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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