LOT 25 & PT OF
ABDN R/W IN OR 790/658
(RES#97-80)

CANNON FAMILY TRUST/CANNON JOSHUA L TRUSTEE
1886 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

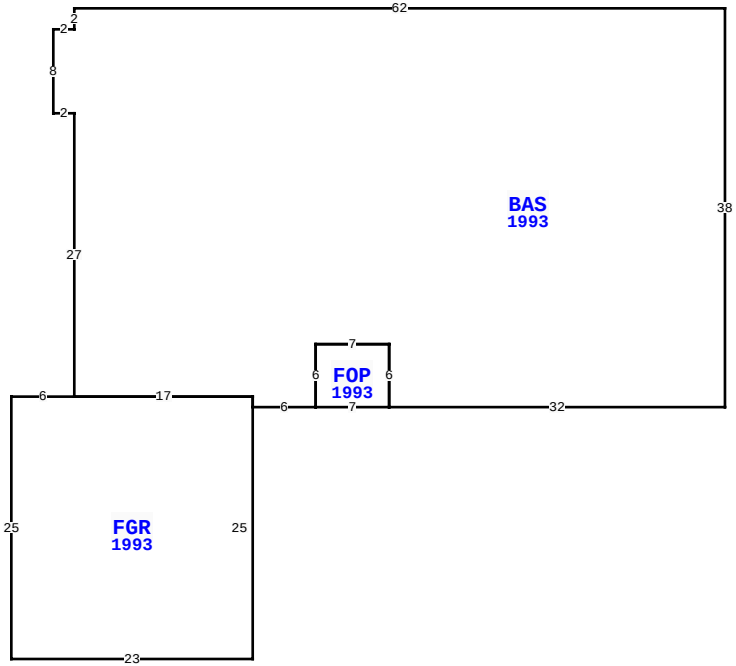
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,313	100	1993	2,313	342,015
FGR	575	55	1993	316	46,725
FOP	42	30	1993	13	1,922
TOTALS	2,930			2,642	390,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,642	120.8880	168.03	443,935	1989	2009	0	0	0	12.00	88.00

1 SNGL FAM 100% - 1997 Heated Area: 2313 HX Base Yr 1997



1886 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		390,663
TOTAL MARKET OB/XF VALUE		61,476
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		795,889
SOH/AGL Deduction		474,834
ASSESSED VALUE		321,055
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,644
TOTAL JUST VALUE		795,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		778,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24840	ADDITION	38,279	06/01/2011
B22158	GARAGE DOORS	273	12/01/2008
5720	NEW CONSTR	80,079	05/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2829/1274	11/07/2025	WD	U	I	11	100
GRANTOR: CANNON JOSHUA L & VIC						
GRANTEE: CANNON FAMILY TRUST						
0773/0383	10/04/1996	WD	Q	I		177,500
GRANTOR: HICKOX ALVIN M & STEP						
GRANTEE: CANNON JOSHUA LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S2 W2 S8 E2 S27 FGR=[YR=1993] W6 S25 E23 N25 W17 $ E17 S1 E6 FOP=[YR=1993] E7 N6 W7 S6 $ N6 E7 S6 E32 N38 $.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	2008	2008	3	27	1,104	
7	0911	SCRN RM A	0	100	0	0	1,540.00	SF	27.00	27.00	100	2011	2011	3	40	16,632	

LAND DESCRIPTION

TOTAL OB/XF 61,476

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	1.25	275,000.00	343,750.00	343,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 07/09/2026 BY SYS