

LOT 26 & PT OF ABDN R/W
OR 790/1658 RES# 97-80
IN OR 2301/1191

FOUNTAIN JAMES COLE & IRIS SLOAN
1889 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,115	100	1993	1,115	164,238
FEP	380	80	2009	304	44,778
FGR	462	55	1993	254	37,414
FOP	132	30	1993	40	5,892
FST	50	55	1999	28	4,125
FUS	1,073	100	1993	1,073	158,051

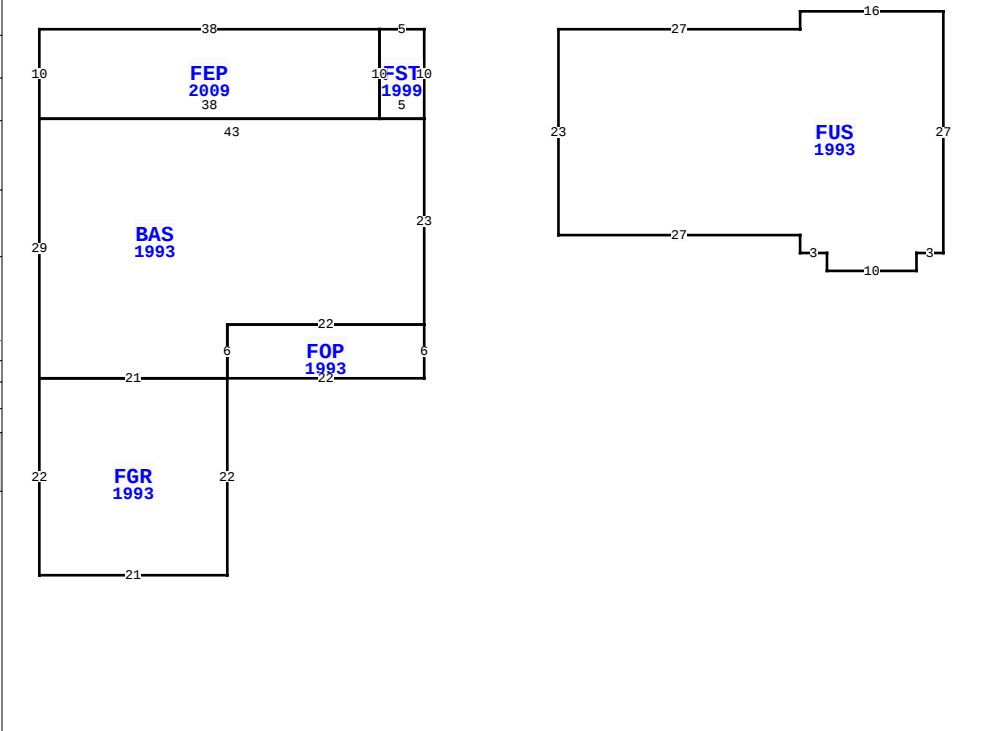
TOTALS	3,212			2,814	414,498
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30
7	0681	POLE SHED	0	100	16	11	176.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,814	130.8240	181.85	511,726	1987	1987		0	0	19.00	81.00
1 SNGL FAM			100% - 2020		Heated Area: 2188			HX Base Yr 2020				



1889 S LAKESIDE DR, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

TOTAL OB/XF												
3,330												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00

Total Acres:	0.00	Total Land Value:	275,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		414,498	
TOTAL MARKET OB/XF VALUE		3,330	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		692,828	
SOH/AGL Deduction		278,084	
ASSESSED VALUE		414,744	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		363,333	
TOTAL JUST VALUE		692,828	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		682,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25591	REP DW, ADD PATIO	6,000	01/01/2012
B21796	REMODEL	11,000	08/01/2008
B9906551	REMODEL	13,700	10/01/1999
BP4236	N/A	61,795	07/16/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2301/1191	8/23/2019	WD	Q	I	01
GRANTOR: PIKULA MICHAEL R JR &					SALE PRICE
GRANTEE: FOUNTAIN JAMES COLE					
1464/0944	12/08/2006	WD	U	I	07
GRANTOR: PIKULA MICHAEL R JR &					100
GRANTEE: PIKULA MICHAEL R JR					

BUILDING NOTES					

BUILDING DIMENSIONS					
FST=[YR=1999] W5 FEP=[YR=2009] W38 S10 BAS=[YR=1993] S29					
FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E22 N6 W22 S6 \$ W21					
\$ E21 N6 E22 N23 W43 \$ E38 N10 \$ S10 E5 N10 \$ PTR= E15					
FUS=[YR=1993] E27 N2 E16 S27 W3 S2 W10 N2 W3 N2 W27 N23 \$					
W15 \$.					