LOT 27
IN OR 851/329
EGANS BLUFF #1 PB 5/93

GOSHCO JOHN
1901 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

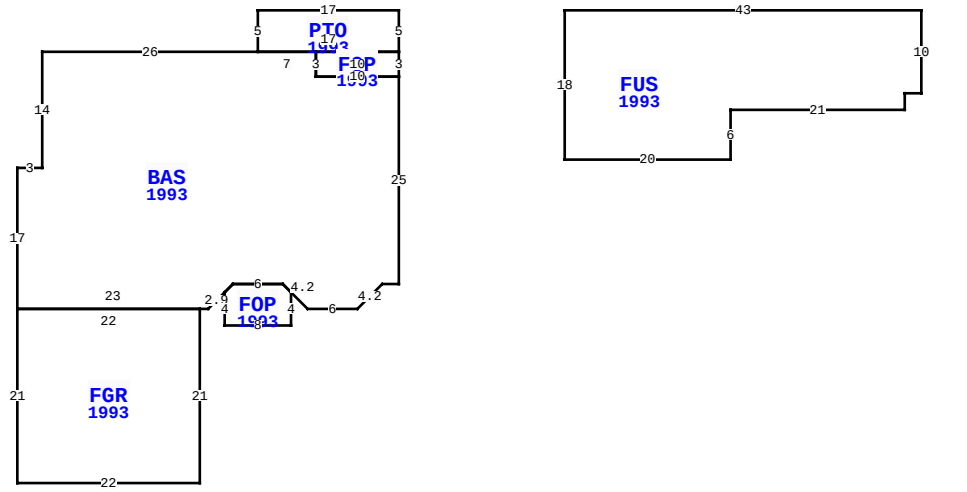
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100	1993	1,317	180,487
FGR	462	55	1993	254	34,809
FOP	30	30	1993	9	1,234
FOP	39	30	1993	12	1,644
FUS	632	100	1993	632	86,612
PTO	85	5	1993	4	548
TOTALS	2,565			2,228	305,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,228	121.7160	169.19	376,955	1987	1987	0	0	0	19.00	81.00

1 SNGL FAM 100% - 1999 Heated Area: 1949 HX Base Yr 1999



1901 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		305,334
TOTAL MARKET OB/XF VALUE		1,160
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		581,494
SOH/AGL Deduction		354,069
ASSESSED VALUE		227,425
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		171,014
TOTAL JUST VALUE		581,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3624	N/A	55,700	09/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0329	10/05/1998	WD	Q	I		171,500
GRANTOR: TOMBERLIN JEFFREY M &						
GRANTEE: GOSHO ANNE & JOHN						
0672/0732	12/21/1992	WD	Q	I		123,000
GRANTOR: HARRIS STEPHEN & B B						
GRANTEE: TOMBERLIN JEFF & M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W17 S5 BAS=[YR=1993] W26 S14 W3 S17
FGR=[YR=1993] S21 E22N21 W22$ E23 U2 R2 FOP=[YR=1993] S4 E8
N4 U1 L1 W6 L1 D1 $ U1 R1 E6 D3 R3 E6 U3 R3 E2 N25
FOP=[YR=1993] N3 W10 S3 E10$ W10 N3 W7$ E17 N5$ PTR=E20
FUS=[YR=1993] E43 S10 W2 S2 W21 S6 W20 N18$ W20$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	

LAND DESCRIPTION

TOTAL OB/XF 1,160

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	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS