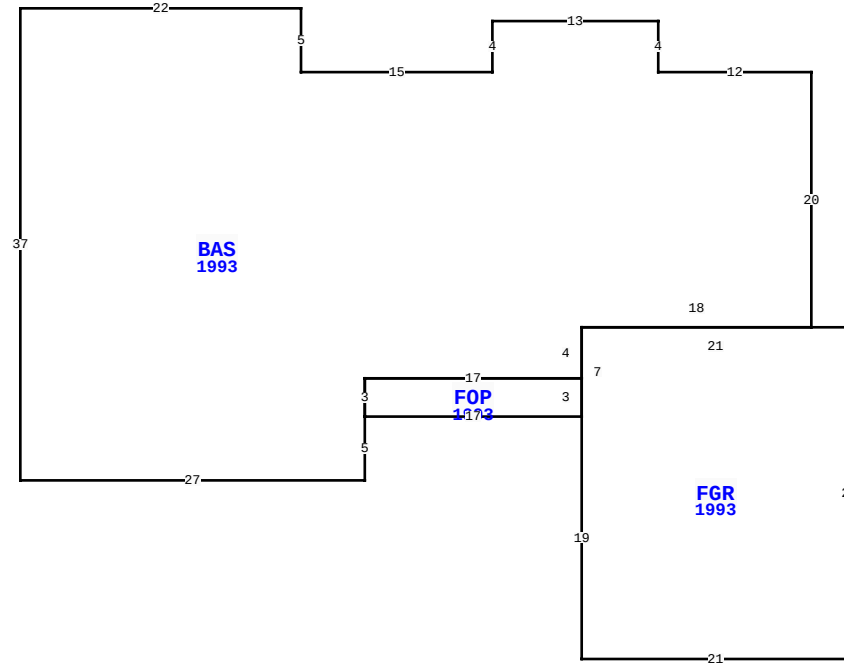


MCKENNA JOHN RICHARD & MEG MICHELLE
1947 LAKESIDE DR S
FERNANDINA BEACH, FL 32034

00-00-30-021A-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall		31	HARDIE BRD 100							0900	01	2,109	132.7606	184.54	389,195	1987	1993	0	0	0	15.25	84.75								
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM 100% - 2021										Heated Area: 1794 HX Base Yr 2021										
Roof Cover		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floor		11	CLAY TILE 60																											
Interior Floor		14	CARPET 40																											
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																											
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	1,794	100	1993	1,794	280,578																									
FGR	546	55	1993	300	46,919																									
FOP	51	30	1993	15	2,346																									
TOTALS		2,391				2,109	329,843																							
EXTRA FEATURES										1947 S LAKESIDE DR, FERNANDINA BEACH																				
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														
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160															
4	0910	SCRN RM L	0 100	0	0	875.00	SF	15.00	15.00	100	2000	2000	3	20	2,625															
6	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500															
TOTAL OB/XF 46,285																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																														