LOT 52
EGANS BLUFF #2 PB 5/102

LEARY FAMILY TRUST/LEARY JAMES KEITH TRUSTEE
1949 LAKESIDE DR N
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0052-0000

BUILDING CHARACTERISTICS

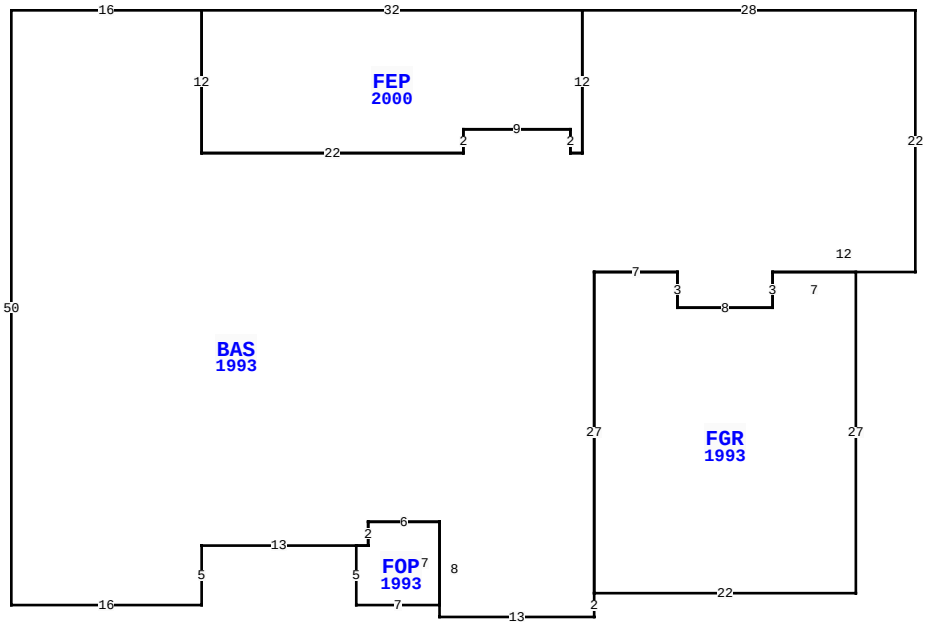
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,603	100	1993	2,603	340,903
FEP	366	80	2000	293	38,373
FGR	570	55	1993	314	41,123
FOP	47	30	1993	14	1,834
TOTALS	3,586			3,224	422,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,224	120.0830	166.92	538,150	1989	1994	0	0	0	21.54	78.46

1 SNGL FAM 100% - 2015 Heated Area: 2603 HX Base Yr 2015



1949 N LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		422,232
TOTAL MARKET OB/XF VALUE		58,420
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		755,652
SOH/AGL Deduction		368,698
ASSESSED VALUE		386,954
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		335,543
TOTAL JUST VALUE		755,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217503	H/AC	0	08/01/2012
B9906691	XFOB	8,792	12/01/1999
B9906562	SWIM POOL	18,500	11/01/1999
2736	H/AC	4,600	09/27/1988
5398	NEW CONSTR	4,200	09/27/1988
3207	NEW CONSTR	0	09/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/1672	7/10/2025	WD	U	I	11	100
GRANTOR: LEARY JAMES K & CATHY						
GRANTEE: LEARY FAMILY TRUST						
1877/1336	9/06/2013	WD	Q	I	01	377,800
GRANTOR: 1949 LAKESIDE DRIVE N						
GRANTEE: LEARY JAMES K & CAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=2000] W32 S12 E22 N2 E9 S2 E1 N12 $ S12 W1 N2 W9 S2 W22 N12 W16 S50 E16 N5 E13 FOP=[YR=1993] S5 E7 N7 W6 S2 W1 $ E1 N2 E6 S8 E13 N2 FGR=[YR=1993] E22 N27 W7 S3 W8 N3 W7 S27 $ N27 E7 S3 E8 N3 E12 N22 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	
5	0910	SCRN RM L	0	100	38	41	1,558.00	SF	15.00	15.00	100	2000	2000	3	20	4,674	
7	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 58,420

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