LOT 53
EGANS BLUFF #2 PB 5/102

SMYTH GEOFFREY M/TURNER DUFFET A
1937 N LAKESIDE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0053-0000

BUILDING CHARACTERISTICS

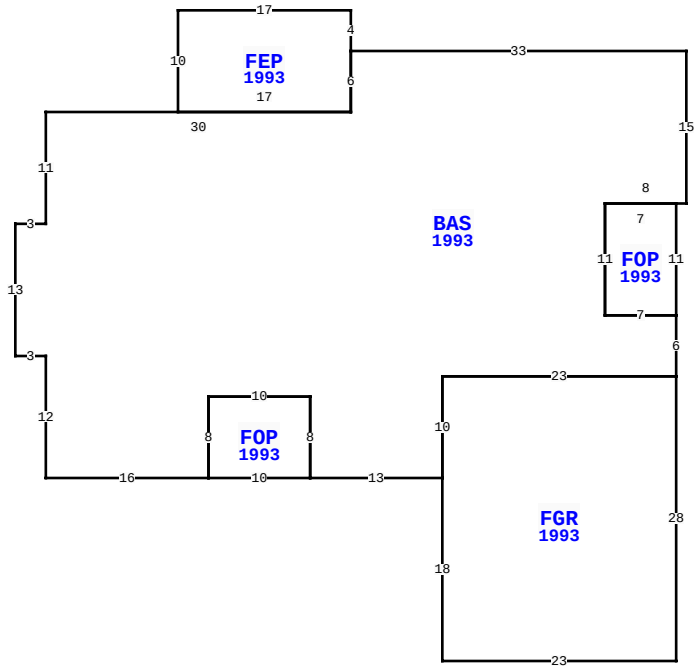
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,091	100	1993	2,091	327,375
FEP	170	80	1993	136	21,292
FGR	644	55	1993	354	55,423
FOP	77	30	1993	23	3,601
FOP	80	30	1993	24	3,757
TOTALS	3,062			2,628	411,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,628	128.7264	178.93	470,228	1987	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2026 Heated Area: 2091 HX Base Yr



1937 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		411,450
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		688,480
SOH/AGL Deduction		0
ASSESSED VALUE		688,480
TOTAL EXEMPTION VALUE	13	688,480
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		688,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2802/698	7/14/2025	WD	Q	I	01	862,000
GRANTOR: FLOOD JANET M						
GRANTEE: SMYTH GEOFFREY M						
2070/1982	9/02/2016	WD	Q	I	01	367,000
GRANTOR: DUNCAN CURTIS & TAMAR						
GRANTEE: FLOOD JANET M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 FEP=[YR=1993] N4 W17 S10 E17 N6$S6 W30 S11 W3 S13 E3 S12 E16 FOP=[YR=1993] E10 N8 W10 S8$ N8 E10S8 E13 FGR=[YR=1993] S18 E23 N28 W23 S10 $ N10 E23 N6 FOP=[YR=1993] N11 W7 S11 E7 $ W7 N11 E8 N15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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