LOT 56
IN OR 659 PG 100
EGAN'S BLUFF #2 PB 5/102

HOOPER GERALD D & LISA A
1907 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0056-0000

BUILDING CHARACTERISTICS

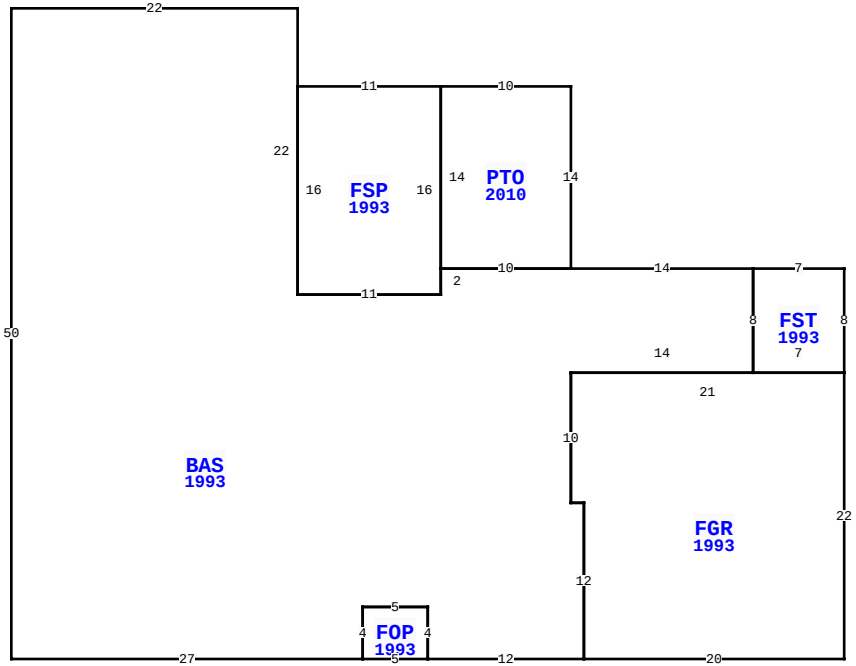
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,812	100	1993	1,812	249,109
FGR	450	55	1993	248	34,095
FOP	20	30	1993	6	825
FSP	176	40	1993	70	9,624
FST	56	55	1993	31	4,262
PTO	140	5	2010	7	963
TOTALS	2,654			2,174	298,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,174	119.9128	166.68	362,362	1987	1993	0	0	0	17.52	82.48

1 SNGL FAM 100% - 1993 Heated Area: 1812 HX Base Yr 1993



1907 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		298,876
TOTAL MARKET OB/XF VALUE		1,160
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		575,036
SOH/AGL Deduction		362,667
ASSESSED VALUE		212,369
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,958
TOTAL JUST VALUE		575,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3991	N/A	55,713	03/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0659/0100	5/20/1992	WD	Q	I		116,500
GRANTOR: CRANSHAW DOROTHY J						
GRANTEE: HOOPER GERALD & LIS						
0529/0034	10/16/1987	WD	Q	I		132,000
GRANTOR: ALMAND AMOS F JR						
GRANTEE: CRANSHAW DOROTHY J						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] N8 W7 BAS=[YR=1993] W14 PTO=[YR=2010] N14 W10 FSP=[YR=1993] W11 S16E11 N16$ S14 E10$ W10 S2 W11 N22 W22 S50 E27FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E12 FGR=[YR=1993] E20 N22 W21 S10 E1 S12 $ N12 W1 N10 E14 N8$ S8 E7$.

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	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