

LOT 57
IN OR 700/309
EGAN'S BLUFF #2 PB 5/102

GROFF WARREN S
PO BOX 2424
YULEE, FL 32041-2424

2026

00-00-30-021B-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
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	1,937	100	1993	1,937	273,598
FGR	504	55	1993	277	39,125
FOP	18	30	1993	5	706

TOTALS 2,459 2,219 313,430

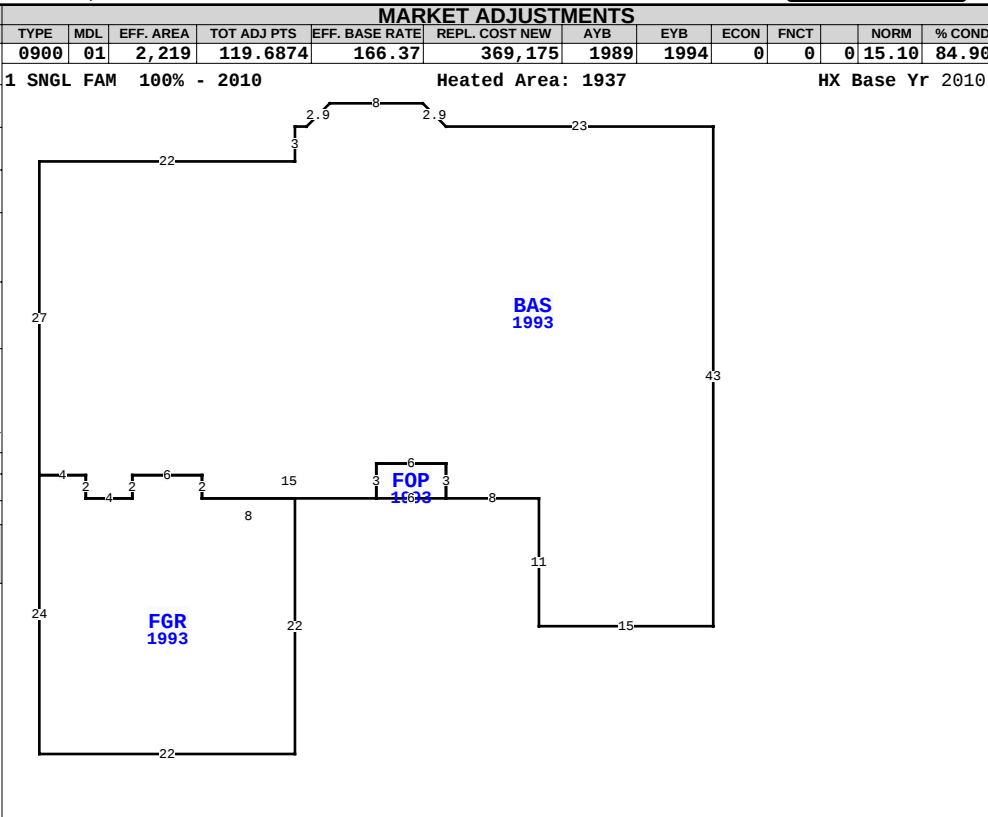
EXTRA FEATURES

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
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	
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	
5	0911	SCRN RM A	0 100	0	0	1,371.00	SF	18.00	18.00	100	2011	2011	3	40	9,871	

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



1903 N LAKESIDE DR, FERNANDINA BEACH					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170			
1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500			
1,371.00	SF	18.00	18.00	100	2011	2011	3	40	9,871			

TOTAL OB/XF 54,541

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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						

Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		313,430
TOTAL MARKET OB/XF VALUE		54,541
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		642,971
SOH/AGL Deduction		354,530
ASSESSED VALUE		288,441
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		237,030
TOTAL JUST VALUE		642,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24741	XFOB	28,358	05/01/2011
5726	SWIM POOL	11,100	05/12/1989
5150	NEW CONSTR	71,701	09/09/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0700/0309	3/11/1994	WD	Q	I	
GRANTOR: KEAGY JAMES & DIANE					
GRANTEE: GROFF WARREN S					
0572/0513	6/13/1989	WD	Q	I	
GRANTOR: ALMAND AMOS F JR					
GRANTEE: KEAGY JAMES & DIANE					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W23 U2 L2 W8 D2 L2 W1 S3 W22S27
FGR=[YR=1993] S24 E22 N22 W8 N2 W6 S2 W4 N2 W4 \$ E4 S2 E4 N2
E6 S2 E15 FOP=[YR=1993] E6 N3 W6 S3 \$ N3 E6 S3 E8 S11 E15 N43 \$.

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