LOT 60 & PT ABDN R/W
OR 790/1658 RES# 97-80
IN OR 2388/602

NEUSS SANDRA M L/E/
1883 LAKESIDE DRIVE NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

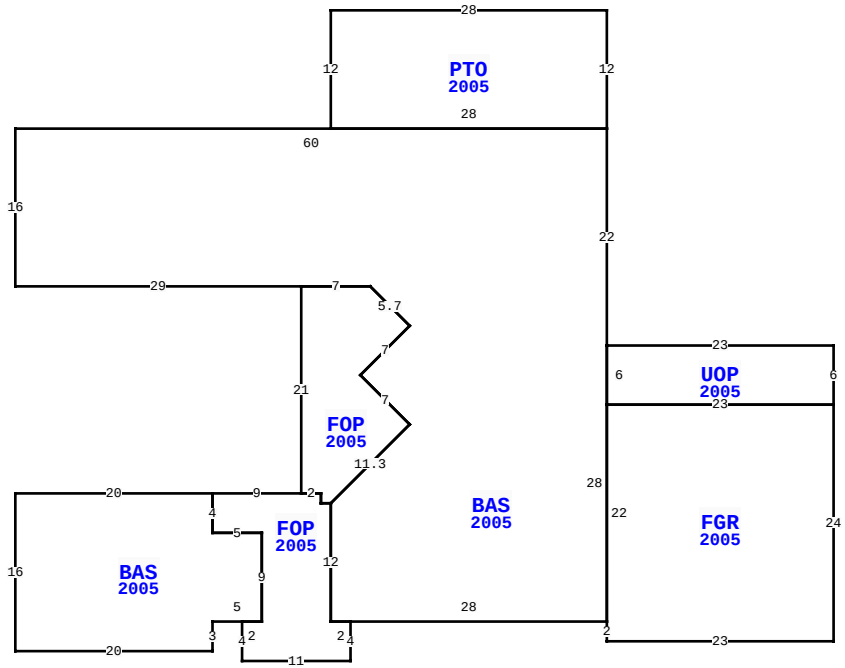
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	365	100	2005	365	60,894
BAS	1,801	100	2005	1,801	300,466
FGR	552	55	2005	304	50,717
FOP	154	30	2005	46	7,674
FOP	175	30	2005	52	8,675
PTO	336	5	2005	17	2,836
UOP	138	20	2005	28	4,671
TOTALS	3,521			2,613	435,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,613	133.3632	185.37	484,372	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2006 Heated Area: 2166 HX Base Yr 2006



1883 N LAKESIDE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		435,935
TOTAL MARKET OB/XF VALUE		49,659
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		760,594
SOH/AGL Deduction		423,286
ASSESSED VALUE		337,308
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		275,897
TOTAL JUST VALUE		760,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		782,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413145	NEW CONSTR	161,650	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2388/0602	8/27/2020	LE	U	I	11	100
GRANTOR: NEUSS SANDRA M						
GRANTEE: LEAHY HEATHER A & W						
0935/1889	6/09/2000	WD	Q	V		70,000
GRANTOR: NORTHWAY ARLENE R						
GRANTEE: NEUSS WILLIAM J & S						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W23 BAS=[YR=2005] N22 PTO=[YR=2005] N12 W28 S12 E28 $ W60 S16 E29 FOP=[YR=2005] S21 FOP=[YR=2005] W9 BAS=[YR=2005] W20 S16 E20 N3 E5 N9 W5 N4$ S4 E5 S9 W2 S4 E11 N4 W2 N12 W1 N1 W2 $ E2S1E1 U8 R8 U5 L5 R5 U5 U4 L4 W7$ E7 D4 R4 D5 L5 D5 R5 D8 L8 S12 E28 FGR=[YR=2005] S2 E23 N24 W23 S22 $ N28 $ S6 E23 N6 $.

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	2005	2005	3	87	3,045	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
6	0910	SCRN RM L	0	100	0	0	498.00	SF	15.00	15.00	100	2005	2005	3	21	1,569	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	21	403	
10	1076	TRELLIS A	0	100	28	12	336.00	SF	7.50	7.50	100	2007	2007	3	85	2,142	

LAND DESCRIPTION

TOTAL OB/XF 49,659

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