LOT 61 & PT OF ABDN R/W
OR 790/1658 RES# 97-80
IN OR 529/405

BORIA FRANCIS C & JOANNE
1888 LAKESIDE DR N
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

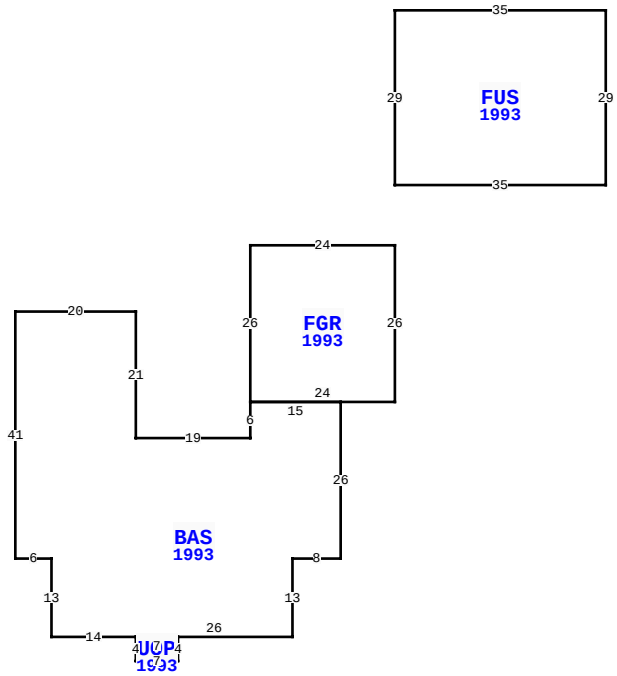
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100	1993	2,110	264,568
FGR	624	55	1993	343	43,008
FUS	1,015	100	1993	1,015	127,269
UOP	28	20	1993	6	753
TOTALS	3,777			3,474	435,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,474	118.0728	164.12	570,153	1988	1993	0	0	0	23.60	76.40

1 SNGL FAM 100% - 1989 Heated Area: 3125 HX Base Yr 1989



1888 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		435,597
TOTAL MARKET OB/XF VALUE		1,992
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		712,589
SOH/AGL Deduction		400,377
ASSESSED VALUE		312,212
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,801
TOTAL JUST VALUE		712,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0529/0405	10/21/1987	WD	Q	V		30,000
GRANTOR: LONG H VERNON JR & M						
GRANTEE: BORIA FRANCIS & J						
0501/0997	10/24/1986	WD	Q	V		25,600
GRANTOR: FDNA BEACH DEV						
GRANTEE: LONG H VERNON JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S26 BAS=[YR=1993] S6 W19 N21 W20S41 E6 S13 E14 UOP=[YR=1993] S4 E7 N4 W7$ E26 N13 E8 N26 W15$ E24 N26$ PTR=N10 FUS=[YR=1993] N29 E35 S29 W35$ S10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2006	2006	3	22	792	

LAND DESCRIPTION

TOTAL OB/XF 1,992

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