LOT 63
EGAN'S BLUFF #2 PB 5/102

RAY LUTHER B IV & JENNIFER K
1906 LAKESIDE DRIVE N
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0063-0000

BUILDING CHARACTERISTICS

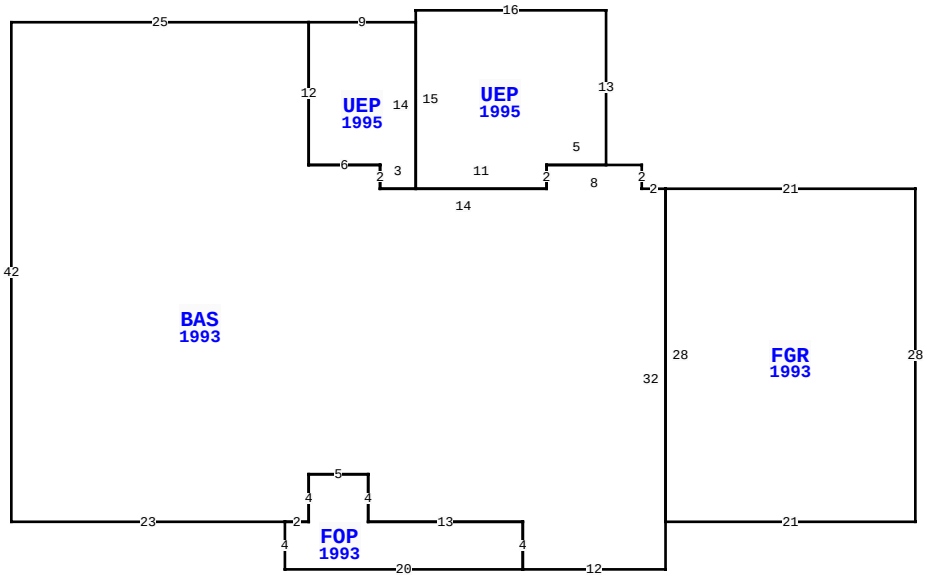
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,946	100	1993	1,946	269,906
FGR	588	55	1993	323	44,799
FOP	100	30	1993	30	4,161
UEP	114	60	1995	68	9,432
UEP	230	60	1995	138	19,141
TOTALS	2,978			2,505	347,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	120.5568	167.57	419,763	1987	1992	0	0	0	17.23	82.77

1 SNGL FAM 100% - 2020 Heated Area: 1946 HX Base Yr 2020



1906 N LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		347,438
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		624,468
SOH/AGL Deduction		392,826
ASSESSED VALUE		231,642
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,231
TOTAL JUST VALUE		624,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015640	XFOB	38,476	10/18/2022
B1907911	REMODEL	30,000	09/18/2019
B9502400	ADDITION	3,000	11/01/1995
11111111	N/A	68,216	08/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1180	8/08/2019	WD	Q	I	01	390,000
GRANTOR: HEGARTY JOHN J & MOIR						
GRANTEE: RAY LUTHER B IV & J						
1239/1339	6/22/2004	WD	U	I	07	100
GRANTOR: VOSS FREDERICK C & AN						
GRANTEE: HEGARTY JOHN J & MO						

BUILDING NOTES

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
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	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-21,0] W2 N2 W8 S2 W14 N2 W6 N12 W25 S42 E23 E2 N4 E5 S4 E13 S4 E12 N32 $
FGR=[YR=1993;ORIG=0,0] W21 S28 E21 N28 $
UEP=[YR=1995;ORIG=-26,-2] N13 W16 S15 E11 N2 E5 $
UEP=[YR=1995;ORIG=-42,-14] W9 S12 E6 S2 E3 N14 $
FOP=[YR=1993;ORIG=-53,28] S4 E20 N4 W13 N4 W5 S4 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,030

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/28/2023 BY TW Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS