

LOT 4
IN OR 2059/25
EGANS BLUFF #1 PB 5/93

MORENC HEATHER R & ROGER
2194 LAKESIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8															
Exterior Wall	05	AVERAGE 80	0900	01	2,751	120.3360	142.90	393,118	1987	1987	0	0	0	18.30	81.70	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 20	1 SNGL FAM - 100% - 2018													Heated Area: 2371														
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2018														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 80																												
Interior Floor	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,201	100	1,201	140,216																										
FGR	576	55	317	37,009																										
FOP	160	30	48	5,604																										
FUS	1,170	100	1,170	136,597																										
PTO	296	5	15	1,752																										
TOTALS	3,403		2,751	321,177																										
EXTRA FEATURES																		2194 E LAKESIDE DR, FERNANDINA BEACH												
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	0812	CONCRETE C	0	100	0	0	1,922.00	SF	4.00	4.00	100	1987	1987	3	54.5	4,190														
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280														
3	0810	CONCRETE A	0	100	0	0	138.00	SF	6.50	6.50	100	1987	1987	3	54.5	489														
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1988	1988	3	20	960														
5	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	1996	1996	3	20	1,344														
6	1242	WD DECK A	0	100	0	0	462.00	SF	10.00	10.00	100	1988	1988	3	20	924														
7	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1987	1987	3	54.5	227														
8	0911	SCRN RM A	0	100	0	0	990.00	SF	17.50	17.50	100	2018	2018	3	86	14,900														
9	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	100	2018	2018	3	90	39,015														
10	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2018	2018	3	98	4,704														
LAND DESCRIPTION																		TOTAL OB/XF 68,033												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000133	C	SFR LAKE	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	180,000.00	225,000.00	225,000													
REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																														