

LOT 34
IN OR 895/1256
EGANS BLUFF #1 PB 5/93

KELLUM HERBERT C & GAYLE W
2127 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	18	SLATE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1,684	207,270
FGR	484	55	266	32,740
FOP	88	30	26	3,200
FOP	260	30	78	9,601
FUS	484	100	484	59,572

TOTALS	3,000		2,538	312,381
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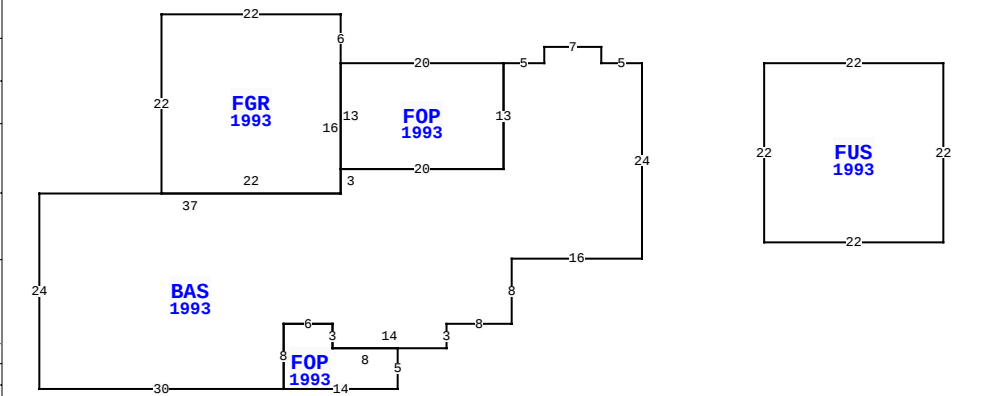
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
2	0810	CONCRETE A	0 100	0	0	420.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,488	
3	0810	CONCRETE A	0 100	34	6	204.00	SF	6.50	6.50	100	1987	1987	3	54.5	723	
4	0820	WOOD WALK	0 100	0	0	324.00	SF	11.75	11.75	100	1995	1995	3	40	1,523	
5	0861	POOL GUNIT	0 100	24	12	288.00	SF	85.00	85.00	100	2001	2001	3	29	7,099	
6	0845	KOOL DECK	0 100	0	0	742.00	SF	7.25	7.25	100	2001	2001	3	82	4,411	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400	
8	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
9	0811	CONCRETE B	0 100	0	0	928.00	SF	5.20	5.20	100	1995	1995	3	72	3,474	
10	0810	CONCRETE A	0 100	16	8	128.00	SF	6.50	6.50	100	2002	2002	3	83	691	

LAND DESCRIPTION		
L N	USE CODE	CLS

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	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

MARKET ADJUSTMENTS												HEATED AREA: 2168		HX Base Yr 2000	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND			
0900	01	2,538	125.6352	149.19	378,644	1987	1987	0	0	0	17.50	82.50			



2127 S LAKESIDE DR, FERNANDINA BEACH

TOTAL OB/XF												21,329	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280				
420.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,488				
204.00	SF	6.50	6.50	100	1987	1987	3	54.5	723				
324.00	SF	11.75	11.75	100	1995	1995	3	40	1,523				
288.00	SF	85.00	85.00	100	2001	2001	3	29	7,099				
742.00	SF	7.25	7.25	100	2001	2001	3	82	4,411				
1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400				
1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240				
928.00	SF	5.20	5.20	100	1995	1995	3	72	3,474				
128.00	SF	6.50	6.50	100	2002	2002	3	83	691				

NASSAU COUNTY PROPERTY												PAGE 1 of 2		8
VALUATION SUMMARY												STANDARD		
VALUATION BY												Tax Group: 8		
BUILDING MARKET VALUE												312,381		
TOTAL MARKET OB/XF VALUE												22,241		
TOTAL LAND VALUE - MARKET												180,000		
TOTAL MARKET VALUE												514,622		
SOH/AGL Deduction												232,096		
ASSESSED VALUE												282,526		
TOTAL EXEMPTION VALUE												50,000		
BASE TAXABLE VALUE												232,526		
TOTAL JUST VALUE												514,622		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												496,572		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107935	SWIM POOL	14,100	02/01/2001
E017732	CHNGE SRVC	0	02/01/2001
BP 3638	N/A	67,600	09/26/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/1256	8/18/1999	WD	Q	I		240,000
GRANTOR: STRICKLAND JUDY A						
GRANTEE: KELLUM HERBERT C &						
0849/1030	9/21/1998	WD	Q	I		205,000
GRANTOR: BOTTORFF JERRY L & KA						
GRANTEE: STRICKLAND JUDY A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W5 N2 W7 S2 W5 FOP=[YR=1993] W20 FGR=[YR=1993] N6 W22 S22 E22 N16\$ S13 E20 N13\$ S13 W20 S3 W37 S24 E30 FOP=[YR=1993] E14 N5 W8 N3 W6 S8\$ N8 E6 S3 E14 N3 E8 N8 E16 N24\$PTR=E15 FUS=[YR=1993] E22 S22 W22 N22\$ W15\$.											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				8
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															