

LOT 39
IN OR 2202/1831
EGANS BLUFF #1 PB 5/93

CARRIGER JEFFREY P & LAURIE L
2159 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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
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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	1,674	100	1,674	219,652
BAS	190	100	190	24,930
FGR	506	55	278	36,478
FOP	24	30	7	918
UOP	324	20	65	8,529

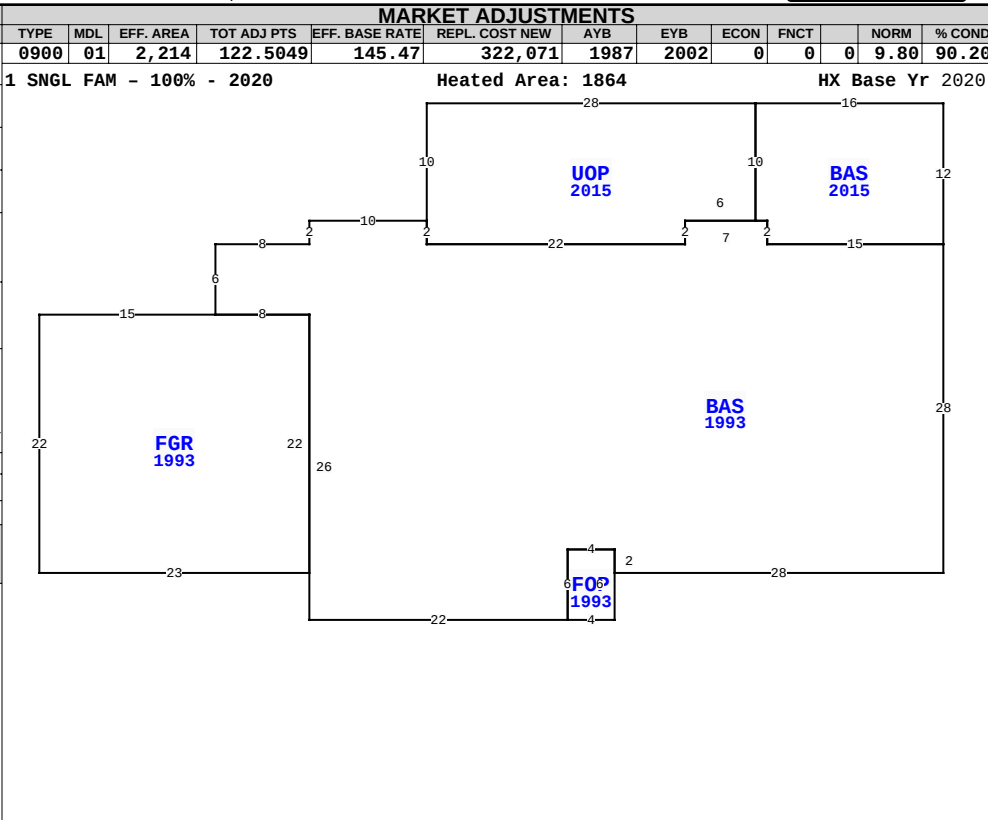
TOTALS	2,718		2,214	290,508
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1987	1987	3	54.5	372	
3	0812	CONCRETE C	0	100	63	16	1,008.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,197	
4	0861	POOL GUNIT	0	100	0	0	543.00	SF	85.00	85.00	100	1996	1996	3	20	9,231	
5	0845	KOOL DECK	0	100	0	0	1,049.00	SF	7.25	7.25	100	1996	1996	3	73	5,552	
6	0812	CONCRETE C	0	100	0	0	1,173.00	SF	4.00	4.00	100	1988	1988	3	57	2,674	
7	0911	SCRN RM A	0	100	0	0	1,216.00	SF	17.50	17.50	100	2015	2015	3	74	15,747	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



2159 E LAKESIDE DR, FERNANDINA BEACH

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

TOTAL OB/XF 38,013

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE						290,508
TOTAL MARKET OB/XF VALUE						38,013
TOTAL LAND VALUE - MARKET						180,000
TOTAL MARKET VALUE						508,521
SOH/AGL Deduction						156,894
ASSESSED VALUE						351,627
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						301,627
TOTAL JUST VALUE						508,521
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						484,994