

LOT 40
EGANS BLUFF #1 PB 5/93

CARTER ZEKE R III & SUSAN ULRICH
2419 CUMBERLAND DRIVE
SMYRNA, GA 30080

2023

00-00-30-021A-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	2,116	100	2,116	267,909
FGR	484	55	266	33,679
FOP	20	30	6	760
PTO	308	5	15	1,899

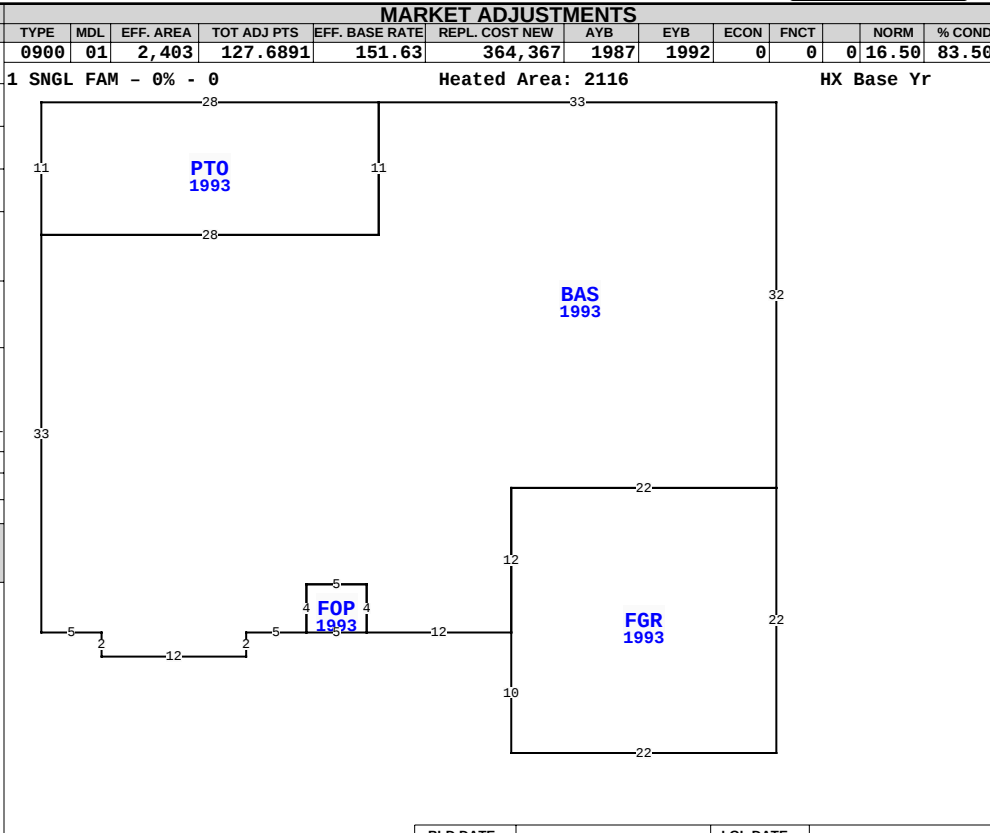
TOTALS	2,928		2,403	304,246
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EXTRA FEATURES

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	0812	CONCRETE C	0	0	0	0		1,344.00	4.00	100	1987	1987	3	54.5	2,930	
2	0810	CONCRETE A	0	0	60	3		180.00	6.50	100	1987	1987	3	54.5	638	
3	0504	FP-ELECTRI	0	0	0	0		1.00	2,000.00	100	1987	1987	3	64	1,280	

LAND DESCRIPTION

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	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



2173 E LAKESIDE DR, FERNANDINA BEACH

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

TOTAL OB/XF 4,848

NASSAU COUNTY PROPERTY						PAGE 1 of 1		8
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 8			Tax Dist:					
BUILDING MARKET VALUE						304,246		
TOTAL MARKET OB/XF VALUE						4,848		
TOTAL LAND VALUE - MARKET						180,000		
TOTAL MARKET VALUE						489,094		
SOH/AGL Deduction						0		
ASSESSED VALUE						489,094		
TOTAL EXEMPTION VALUE						0		
BASE TAXABLE VALUE						489,094		
TOTAL JUST VALUE						489,094		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						475,068		
PERMIT NUM			DESCRIPTION			AMT		ISSUED
17002028			REMODEL			24,000		03/01/2017
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/0361		1/21/2021		WD	Q	I	01	530,000
GRANTOR: MASON WILLIAM L JR &								
GRANTEE: CARTER ZEKE R III &								
2093/0929		12/30/2016		PR	Q	I	01	325,000
GRANTOR: CARVER JANET A P/R								
GRANTEE: MASON WILLIAM L JR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W33 PTO=[YR=1993] W28 S11 E28 N11\$ S11 W28 S33 E5 S2 E12 N2 E5 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E12 FGR=[YR=1993] S10 E22 N22 W22 S12\$ N12 E22 N32\$.								