LOT 42
EGANS BLUFF #1 PB 5/93

MONTERDE GREGORY M/POLLES ALEXANDRIA G
2134 N LAKESIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0042-0000

BUILDING CHARACTERISTICS

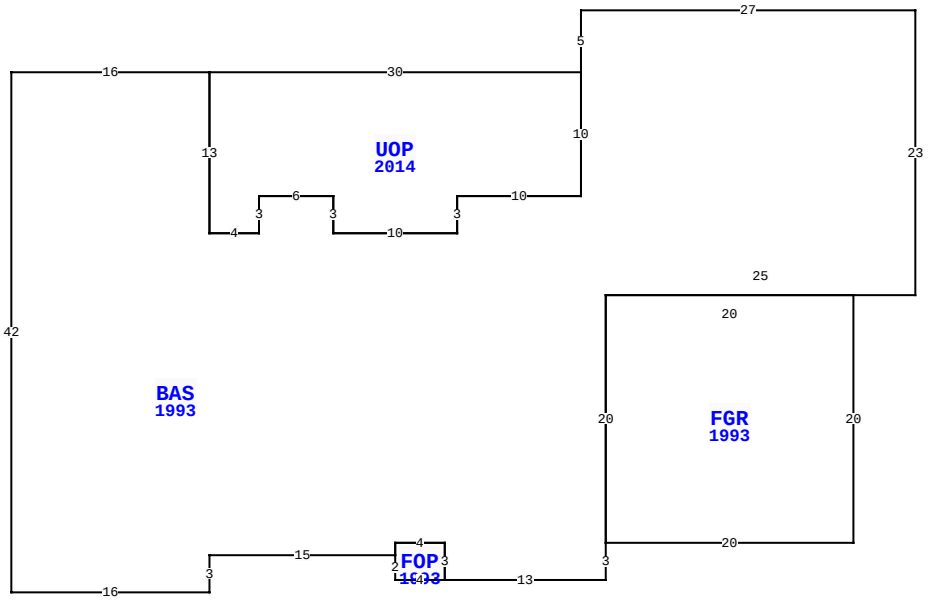
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	2,185	249,877
FGR	400	55	220	25,159
FOP	12	30	4	457
UOP	342	20	68	7,776
TOTALS	2,939		2,477	283,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,477	128.8368	152.99	378,956	1987	1987	0	0	0	25.25	74.75

1 SNGL FAM – 100% - 2020 Heated Area: 2185 HX Base Yr 2020



2134 N LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		283,270
TOTAL MARKET OB/XF VALUE		17,321
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		480,591
SOH/AGL Deduction		144,986
ASSESSED VALUE		335,605
TOTAL EXEMPTION VALUE	HX HB VX XM	55,000
BASE TAXABLE VALUE		280,605
TOTAL JUST VALUE		480,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428755	PTO ROOF	15,958	05/01/2014
6384	SWIM POOL	9,600	04/04/1990
BP4102	N/A	72,500	05/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/1461	5/13/2019	WD	Q	I	01	412,000
GRANTOR: SCHWARTZ MARY						
GRANTEE: MONTERDE GREGORY M						
1692/0824	7/27/2010	QC	U	I	11	100
GRANTOR: SCHWARTZ MARY & LINDA						
GRANTEE: SCHWARTZ MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S5 UOP=[YR=2014] W30 S13 E4 N3 E6 S3 E10 N3 E10 N10$ S10 W10 S3 W10 N3 W6 S3 W4 N13 W16 S42E16 N3 E15 FOP=[YR=1993] S2 E4 N3 W4 S1$N1 E4 S3 E13 N3 FGR=[YR=1993] E20 N20 W20 S20$ N20 E25 N23$.

EXTRA FEATURES

LN	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	63	16	1,008.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,197	
2	0810	CONCRETE A	0	100	53	3	159.00	SF	6.50	6.50	100	1987	1987	3	54.5	563	
3	0845	KOOL DECK	0	100	0	0	392.00	SF	7.25	7.25	100	1990	1990	3	62	1,762	
4	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1990	1990	3	20	8,704	
5	0911	SCRN RM A	0	100	39	30	1,170.00	SF	17.50	17.50	100	1991	1991	3	20	4,095	

LAND DESCRIPTION

TOTAL OB/XF 17,321

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	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							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS