

LOT 58
IN OR 2174/792
EGAN'S BLUFF #2 PB 5/102

MANGEL JOHN H & ELIZABETH K
1891 LAKESIDE DR N
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0058-0000



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	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
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	1,888	100	1,888	260,107
FGR	616	55	339	46,704
FOP	96	30	29	3,995
PTO	236	5	12	1,654

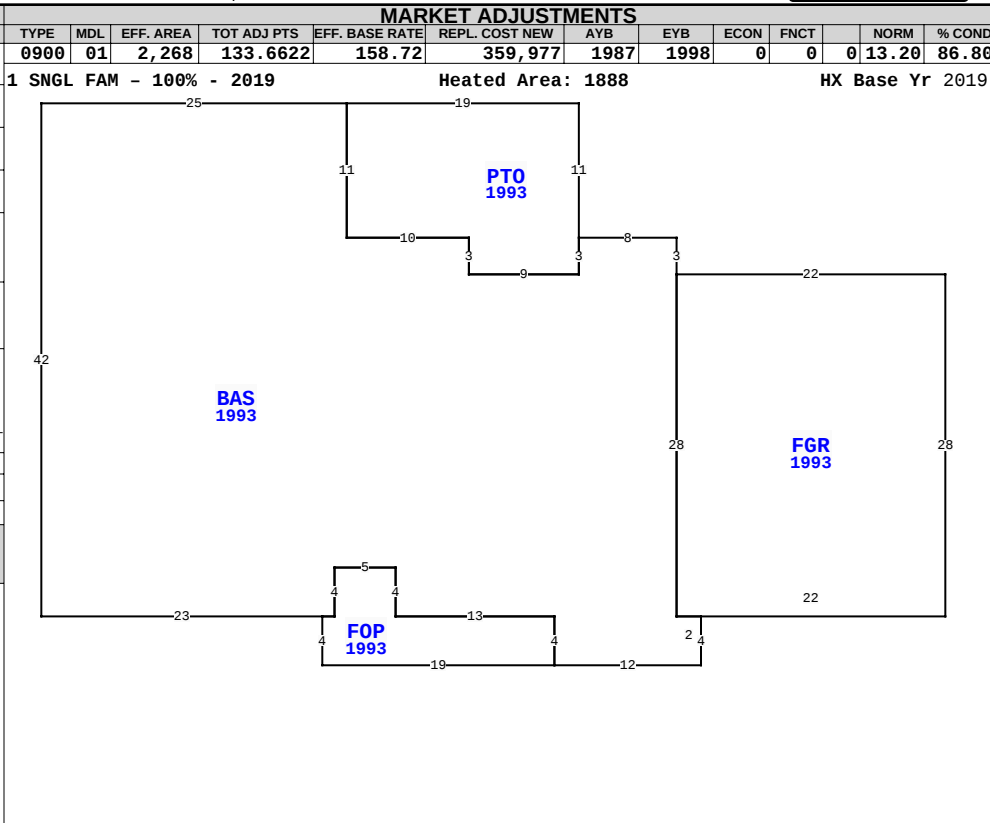
TOTALS	2,836		2,268	312,460
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,602	
2	0861	POOL GUNIT	0	100	32	17	544.00	SF	85.00	85.00	100	1989	1989	3	20	9,248	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0845	KOOL DECK	0	100	0	0	512.00	SF	7.25	7.25	100	1989	1989	3	59.5	2,209	

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



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

1891 N LAKESIDE DR, FERNANDINA BEACH

TOTAL OB/XF 16,299

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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		312,460
TOTAL MARKET OB/XF VALUE		16,299
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		508,759
SOH/AGL Deduction		157,301
ASSESSED VALUE		351,458
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		301,458
TOTAL JUST VALUE		508,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5884	SWIM POOL	11,000	07/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2174/0792	1/30/2018	WD	Q	I	02	420,000

GRANTOR: ANDERSON MICHAEL C &
GRANTEE: MANGEL JOHN H & ELI

1972/0830	4/07/2015	WD	Q	I	02	362,000
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GRANTOR: WARING JOHN H & LYNNE
GRANTEE: ANDERSON MICHAEL C

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] N3 W8 PTO=[YR=1993] N11 W19
S11 E10 S3 E9 N3\$ S3 W9 N3 W10 N11 W25 S42 E23 FOP=[YR=1993]
S4 E19N4 W13 N4 W5 S4 W1\$ E1 N4 E5 S4 E13 S4 E12 N4 W2 N28\$
S28 E22 N28\$.