LOT 2
IN OR 1478/1517
EGANS BLUFF #1 PB 5/93

POGUE BILLY C/WRIGHT DANELLE L
88058 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

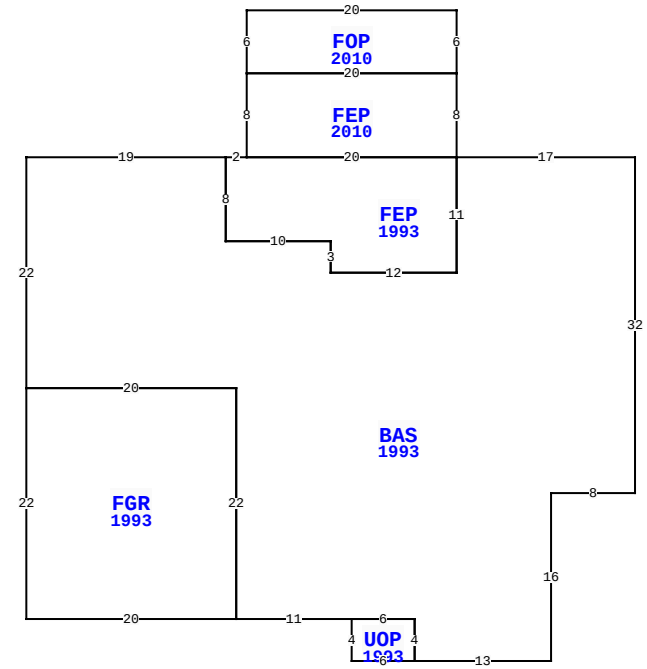
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,856	100	1,856	231,095
FEP	212	80	170	21,167
FEP	160	80	128	15,937
FGR	440	55	242	30,132
FOP	120	30	36	4,482
UOP	24	20	5	623
TOTALS	2,812		2,437	303,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,437	119.0112	148.76	362,528	1989	1993	0	0	0	16.30	83.70

1 SNGL FAM – 0% - 2024 Heated Area: 1856 HX Base Yr



2133 N LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	303,436
TOTAL MARKET OB/XF VALUE	5,849
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	559,285
SOH/AGL Deduction	0
ASSESSED VALUE	559,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	559,285
TOTAL JUST VALUE	559,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5697	NEW CONSTR	71,029	05/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1478/1517	2/14/2007	WD	Q	I		330,000
GRANTOR: BLACKWELL RONALD S &						
GRANTEE: POGUE BILLY C & DAN						
0635/0314	9/03/1991	WD	Q	I		127,000
GRANTOR: LAWRENCE CHARLES & C						
GRANTEE: BLACKWELL LOUISE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FEP=[YR=2010] N8 FOP=[YR=2010] N6 W20 S6 E20$ W20 S8 FEP=[YR=1993] W2 S8 E10S3 E12 N11 W20 $ E20$ S11 W12 N3 W10 N8 W19 S22 FGR=[YR=1993] S22 E20 N22 W20 $ E20 S22 E11 UOP=[YR=1993] S4 E6 N4 W6 $ E6 S4 E13 N16 E8 N32 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	0	0	0	947.00	SF	5.20	5.20	100	1989	1989	3	57	2,807	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	18.30	18.30	100	1995	1995	3	20	732	

LAND DESCRIPTION

TOTAL OB/XF 5,849

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS