LOT 4
IN OR 2059/25
EGANS BLUFF #1 PB 5/93

MORENC HEATHER R & ROGER
2194 LAKESIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0004-0000

BUILDING CHARACTERISTICS

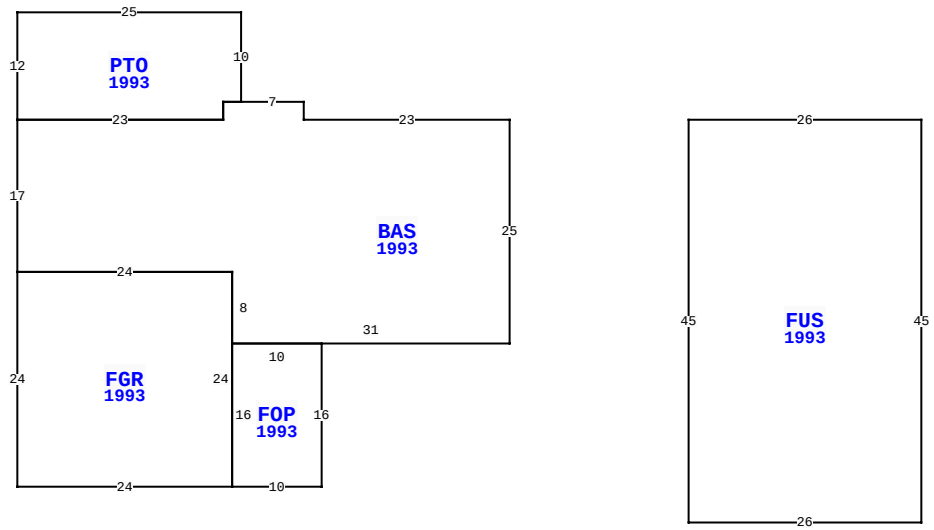
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,201	100	1,201	147,052
FGR	576	55	317	38,814
FOP	160	30	48	5,877
FUS	1,170	100	1,170	143,257
PTO	296	5	15	1,836
TOTALS	3,403		2,751	336,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,751	120.3360	150.42	413,805	1987	1987	0	0	0	18.60	81.40

1 SNGL FAM – 100% - 2018 Heated Area: 2371 HX Base Yr 2018



2194 E LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		336,837
TOTAL MARKET OB/XF VALUE		65,726
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		715,063
SOH/AGL Deduction		261,666
ASSESSED VALUE		453,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		403,397
TOTAL JUST VALUE		715,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802001	SWIM POOL	28,000	02/26/2018
B20870	REPLACE GARAGE DO	1,000	12/01/2007
B9602972	ADDITION	4,758	05/01/1996
5085	ADDITION	2,720	08/09/1988
BP 4150	N/A	76,904	06/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2059/0025	7/15/2016	WD	Q	I	01	393,000
GRANTOR: ERICKSEN WILLIAM D &						
GRANTEE: MORENC HEATHER R &						
0527/0347	9/24/1987	WD	Q	I		153,500
GRANTOR: ALMAND AMOS F JR						
GRANTEE: ERICKSEN WM & SALLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N2 W7 PTO=[YR=1993] N10 W25 S12 E23 N2 E2 $ W2 S2 W23 S17 FGR=[YR=1993] S24 E24 FOP=[YR=1993] E10 N16 W10 S16 $ N24 W24 $ E24 S8 E31 N25 $ PTR=E20 FUS=[YR=1993] E26 S45 W26 N45$ W20$.

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	0	0	1,922.00	SF	4.00	4.00	100	1987	1987	3	52	3,998	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
3	0810	CONCRETE A	0	100	0	0	138.00	SF	6.50	6.50	100	1987	1987	3	52	466	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1988	1988	3	20	960	
5	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	1996	1996	3	20	1,344	
6	1242	WD DECK A	0	100	0	0	462.00	SF	10.00	10.00	100	1988	1988	3	20	924	
7	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1987	1987	3	52	216	
8	0911	SCRN RM A	0	100	0	0	990.00	SF	17.50	17.50	100	2018	2018	3	82	14,207	
9	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	100	2018	2018	3	87	37,715	
10	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2018	2018	3	97	4,656	

TOTAL OB/XF 65,726

LAND DESCRIPTION

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	000133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	250,000.00	312,500.00	312,500							

REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/06/2024 BY SYS