LOT 5
IN OR 1219/1408
EGAN'S BLUFF # 1 PB 5/93

PENNINGTON MARTHA C
2190 E LAKESIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

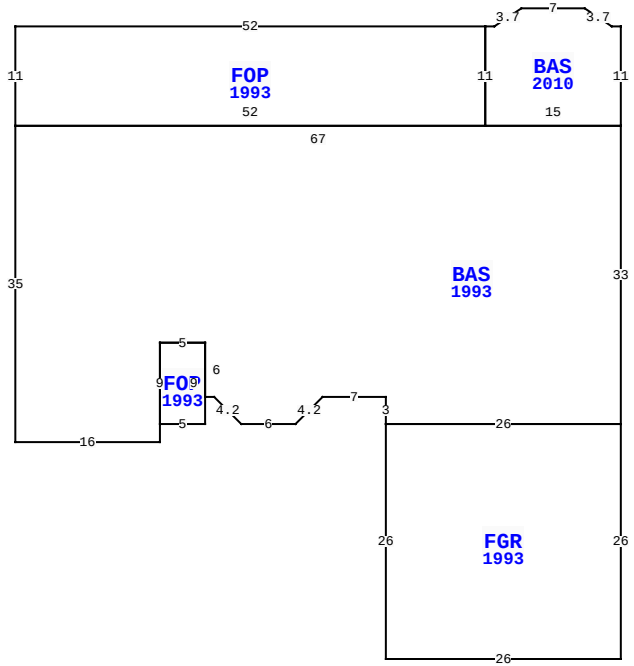
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,165	100	2,165	244,050
BAS	185	100	185	20,854
FGR	676	55	372	41,934
FOP	45	30	14	1,578
FOP	572	30	172	19,389
TOTALS	3,643		2,908	327,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,908	114.1536	142.69	414,943	1987	1993	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 2015 Heated Area: 2350 HX Base Yr 2015



2190 E 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		327,805
TOTAL MARKET OB/XF VALUE		9,902
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		650,207
SOH/AGL Deduction		254,649
ASSESSED VALUE		395,558
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		295,558
TOTAL JUST VALUE		650,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5895	REPAIR/RRF	6,000	07/26/1989
BP 4100	N/A	74,907	05/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1219/1408	4/02/2004	WD	Q	I		437,500
GRANTOR: BURR DEENA CO-P/R						
GRANTEE: PENNINGTON MARTHA C						
0887/0933	6/16/1999	WD	Q	I		330,000
GRANTOR: JACKSON KAREN K						
GRANTEE: DUBOSE DAVID R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W1 U2 L3 W7 D2 L3 W1 FOP=[YR=1993] W52 S11 BAS=[YR=1993] S35 E16 N2 FOP=[YR=1993] E5 N9 W5 S9$ N9 E5 S6 E1 D3 R3 E6 U3 R3 E7 S3 FGR=[YR=1993] S26 E26 N26 W26$ E26 N33 W67$ E52 N11$ S11 E15 N11$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0855	CONC PAVER	0	100	0	0	1,344.00	SF	7.00	7.00	100	1995	1995	3	70	6,586	
3	0855	CONC PAVER	0	100	0	0	203.00	SF	7.00	7.00	100	1995	1995	3	70	995	
4	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	1995	1995	3	70	588	
5	1127	BRICK 8"	0	100	0	0	54.00	SF	11.00	11.00	100	1987	1987	3	83	493	

LAND DESCRIPTION

TOTAL OB/XF 9,902

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 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/06/2024 BY SYS