LOT 7
IN OR 1905/153
EGANS BLUFF #1 PB 5/93

OLLER GAYLE G & LINDA H
2178 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

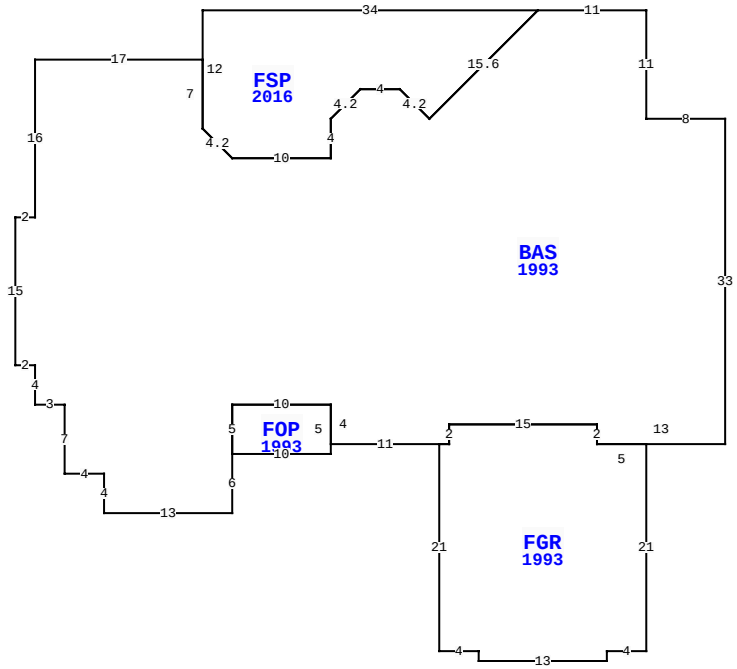
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,618	100	2,618	365,088
FGR	484	55	266	37,094
FOP	50	30	15	2,091
FSP	340	40	136	18,965
TOTALS	3,492		3,035	423,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,035	120.6120	150.76	457,557	1993	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2016 Heated Area: 2618 HX Base Yr 2016



2178 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		423,240
TOTAL MARKET OB/XF VALUE		6,347
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		742,087
SOH/AGL Deduction		434,010
ASSESSED VALUE		308,077
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,077
TOTAL JUST VALUE		742,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1428060	REMODEL	0	08/01/2014
00363	NEW CONSTR	115,358	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/0153	3/03/2014	WD	Q	I	01	425,000
GRANTOR: ROGERS MICHAEL D						
GRANTEE: OLLER GAYLE G & LIN						
1877/0552	8/30/2013	QC	U	I	11	100
GRANTOR: RODGERS BRIDGET C						
GRANTEE: RODGERS MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N11 W11 FSP=[YR=2016] W34 S12 R3 D3 E10 N4 U3 R3 E4 D3 R3 U11 R11 $ D11 L11 U3 L3 W4 D3 L3 S4 W10 U3 L3 N7 W17 S16 W2 S15 E2 S4 E3 S7 E4 S4 E13 N6 FOP=[YR=1993] E10 N5 W10 S5$ N5 E10 S4 E11 FGR=[YR=1993] S21 E4 S1 E13 N1 E4 N21 W5 N2 W15 S2 W1$E1 N2 E15 S2 E13 N33$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0810	CONCRETE A	0	100	0	0	199.00	SF	6.50	6.50	100	1993	1993	3	66	854	
3	0812	CONCRETE C	0	100	0	0	1,346.00	SF	4.00	4.00	100	1993	1993	3	66	3,553	

LAND DESCRIPTION

TOTAL OB/XF 6,347

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/06/2024 BY SYS