



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
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

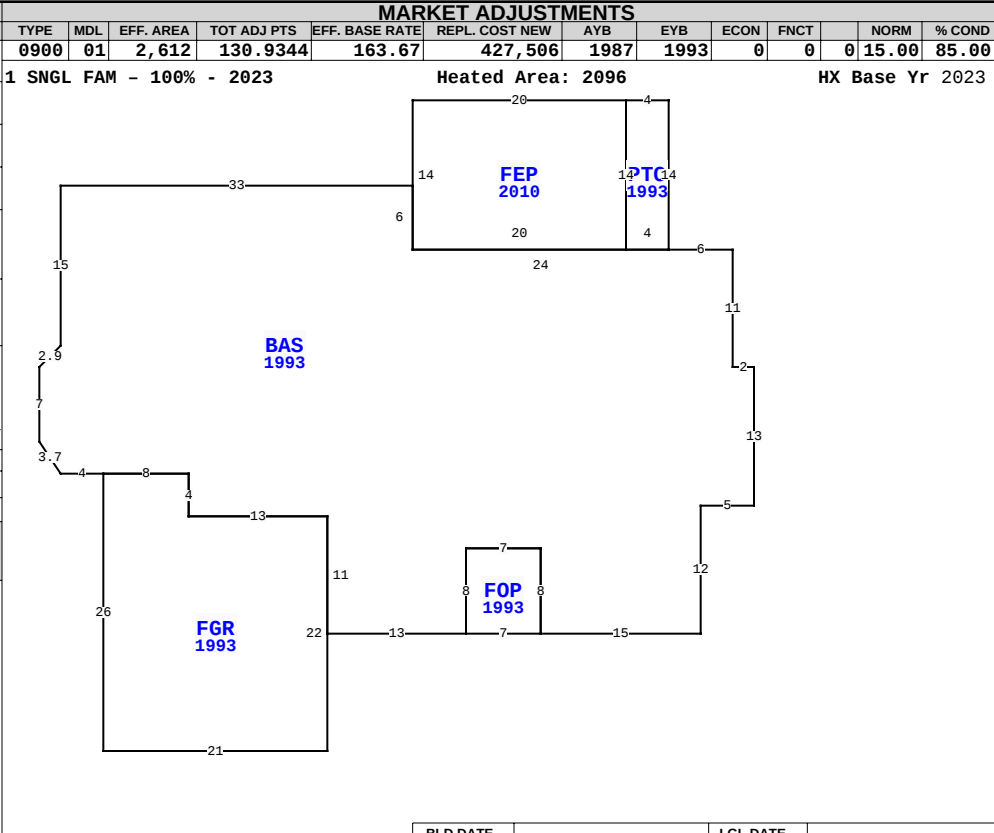
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	2,096	291,594
FEP	280	80	224	31,163
FGR	494	55	272	37,840
FOP	56	30	17	2,365
PTO	56	5	3	417
TOTALS	2,982		2,612	363,380

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0 100	79	16	1,264.00	SF	4.00	4.00	100	1987	1987	3	52	2,629	
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	33	3	99.00	SF	6.50	6.50	100	1987	1987	3	52	335	
4	1242	WD DECK A	0 100	20	14	280.00	SF	10.00	10.00	100	1995	1995	3	20	560	
5	0820	WOOD WALK	0 100	38	3	114.00	SF	11.75	11.75	100	1995	1995	3	40	536	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C



2162 E LAKESIDE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			5,300
L N	USE CODE	CLS	ADJ UNIT PRICE
1	000133	C	312,500.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	363,380		
TOTAL MARKET OB/XF VALUE	5,300		
TOTAL LAND VALUE - MARKET	312,500		
TOTAL MARKET VALUE	681,180		
SOH/AGL Deduction	86,139		
ASSESSED VALUE	595,041		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	545,041		
TOTAL JUST VALUE	681,180		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	577,710		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3771	N/A	61,450	12/19/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2282/1896	6/04/2019	WD	Q	I	01
GRANTOR: CONSTANT ALEXANDER E					SALE PRICE
GRANTEE: BUNT THEODORE J & E					475,000
GRANTOR: WORTHINGTON WALTER H					
GRANTEE: CONSTANT ALEXANDER					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W6 PTO=[YR=1993] N14 W4 FEP=[YR=2010] W20 S14 E20 N14\$ S14 E4\$ W24 N6 W33 S15 L2 D2 S7 R2 D3 E4 FGR=[YR=1993] S26 E21N22 W13 N4 W8\$ E8 S4 E13 S11 E13 FOP=[YR=1993] E7 N8 W7 S8\$ N8 E7 S8 E15 N12 E5 N13 W2 N11\$.		