



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	18	CEMENT BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	04	CENTRAL 100
Heating Type	03	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
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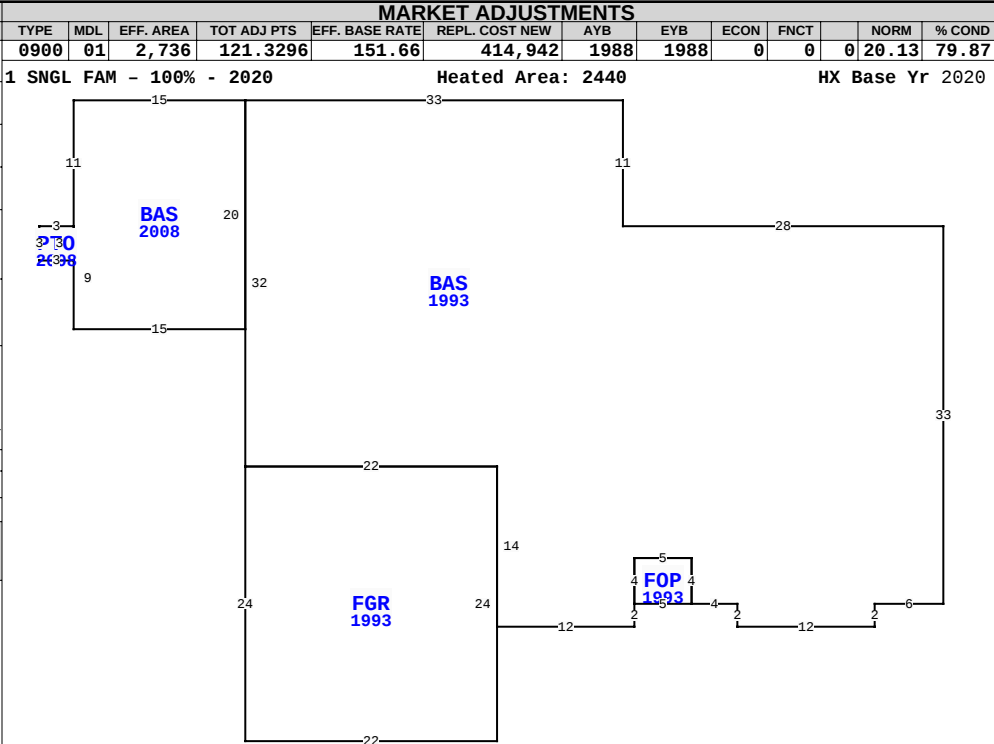
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,140	100	2,140	259,220
BAS	300	100	300	36,339
FGR	528	55	290	35,128
FOP	20	30	6	727
PTO	9	5	0	0

TOTALS	2,997		2,736	331,414
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,591.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	68	4	272.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	100	28	11	308.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT	



2156 E LAKESIDE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,803											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		331,414	
TOTAL MARKET OB/XF VALUE		6,803	
TOTAL LAND VALUE - MARKET		312,500	
TOTAL MARKET VALUE		650,717	
SOH/AGL Deduction		254,887	
ASSESSED VALUE		395,830	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		345,830	
TOTAL JUST VALUE		650,717	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21839	ADDITION	24,500	09/01/2008
E21242	ELEC OTHER	500	09/01/2008
4888	NEW CONSTR	71,314	05/13/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2313/0408	10/12/2019	WD	Q	I	01
GRANTOR: TURNER LIVING TRUST					SALE PRICE
GRANTEE: RUSSELL HENRY & SUS					
1725/1638	1/03/2010	WD	U	I	30
GRANTOR: TURNER DAVID C & JANE					100
GRANTEE: TURNER DAVID C & JA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W28 N11 W33 BAS=[YR=2008] W15 S11											
PTO=[YR=2008] W3 S3 E3 N3\$ S9 E15 N20\$ S32 FGR=[YR=1993] S24											
E22 N24 W22\$ E22 S14 E12 N2 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5											
S4 E4 S2 E12 N2 E6 N33\$.											