

LOT 10
IN OR 1991/685
EGANS BLUFF #1 PB 5/93

SMITH ROBERT B & BARBARA L
2150 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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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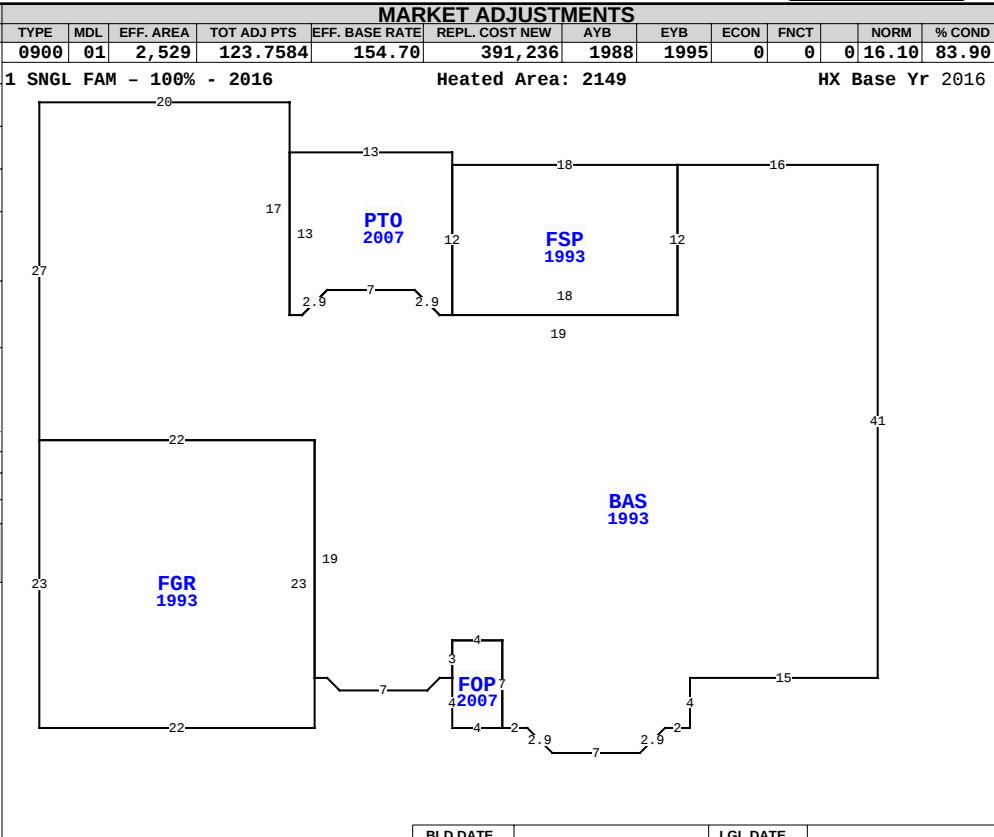
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	2,149	278,926
FGR	506	55	278	36,083
FOP	28	30	8	1,039
FSP	216	40	86	11,162
PTO	151	5	8	1,039

TOTALS	3,050	2,529	328,247
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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	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,537.00	SF	4.00	4.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1127	BRICK 8"	0	100	17	1	17.00	SF	11.00	11.00	

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	

REVIEW DATE	08/21/2019	BY	DJA
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2150 E LAKESIDE DR, FERNANDINA BEACH

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

TOTAL OB/XF												6,343
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	250,000.00	343,750.00	3	

Total Acres: 0.00	Total Land Value: 343,750	Market: 0	Agricultural: 0	Common: 343,750
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		328,247
TOTAL MARKET OB/XF VALUE		6,343
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		678,340
SOH/AGL Deduction		269,278
ASSESSED VALUE		409,062
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		359,062
TOTAL JUST VALUE		678,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4750	NEW CONSTR	74,172	03/21/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1991/0685	7/15/2015	WD Q	I	I	01	393,000	
GRANTOR: JOHNSON THOMAS ALLEN							
GRANTEE: SMITH ROBERT B & BA							
1984/1566	6/09/2015	FJ U	I	I	11	0	
GRANTOR: JOHNSON DOLORITA ANN							
GRANTEE: JOHNSON THOMAS ALLE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FSP=[YR=1993] W18 PTO=[YR=2007] N1 W13 S13 E1 R2 U2 E7 D2 R2 E1 N12\$ S12 E18 N12 \$ S12 W19 U2 L2 W7 D2 L2 W1 N17 W20 S27 FGR=[YR=1993] S23 E22 N23 W22\$ E22 S19 E1 D1 R1 E7 U1 R1 E1 FOP=[YR=2007] S4 E4 N7 W4 S3\$ N3 E4 S7 E2 D2 R2 E7 U2 R2 E2 N4 E15 N41\$.											