



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,959	100	2,959	531,148
FGR	801	55	441	79,160
FOP	120	30	36	6,463
FOP	281	30	84	15,079
FST	15	55	8	1,436
STP	10	10	1	180

TOTALS	4,186		3,529	633,464
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
2	0861	POOL GUNIT	0	100	0	563.00	SF	85.00	
3	0911	SCRN RM A	0	100	0	1,368.00	SF	17.50	
4	0855	CONC PAVER	0	100	0	805.00	SF	10.00	
5	0811	CONCRETE B	0	100	0	1,319.00	SF	5.20	
6	0810	CONCRETE A	0	100	0	102.00	SF	6.50	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,529	127.3050	190.96	673,898	2011	2011	0	0	6.00	94.00
1 SFR CUST - 100% - 2022											
Heated Area: 2959											
HX Base Yr 2022											
2138 E LAKESIDE DR, FERNANDINA BEACH											

TOTAL OB/XF											
58,803											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			633,464
TOTAL MARKET OB/XF VALUE			58,803
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			1,067,267
SOH/AGL Deduction			128,490
ASSESSED VALUE			938,777
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			888,777
TOTAL JUST VALUE			1,067,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			937,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
D23853	CO ISSUED	0	02/03/2011
B24210	ADDITION	26,443	12/01/2010
M15653	H/AC	0	09/01/2010
E22852	NEW CONSTR	0	08/01/2010
P14417	NEW CONSTR	0	08/01/2010
B23853	NEW CONSTR	327,903	08/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2517/1350	11/30/2021	WD Q	I	01	1,250,000
GRANTOR: TERRY WILLIAM W III &					
GRANTEE: HELD DAVID F & DEBO					
1674/1877	4/29/2010	WD Q	V	01	200,000
GRANTOR: ROSS WILLIAM L & DILL					
GRANTEE: TERRY WILLIAM W II					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2011] W3 FOP=[YR=2011] N7 W23 S10 D3 R3 S5 E8 N5 U6 R6 E6\$ W6 D6 L6 S5 W8 N5 U3 L3 N10 W34 S55 FGR=[YR=2011] W12 S22 E12 S2 E23 N24 W8 FST=[YR=2011] W5S3E5N3\$ S3 W5 N3 W10\$ E34 FOP=[YR=2011] S4 D2 R2 STP=[YR=2011] S1 E10 N1 W10\$ E10 U2 R2 N4 W3 N5 W8 S5 W3\$ E3 N5 E8 S5 E15 N48\$.									