

LOT 15
IN OR 1795/490
EGAN'S BLUFF # 1 PB 5/93

ECK ERIC & SHERRY
2120 LAKESIDE DR S
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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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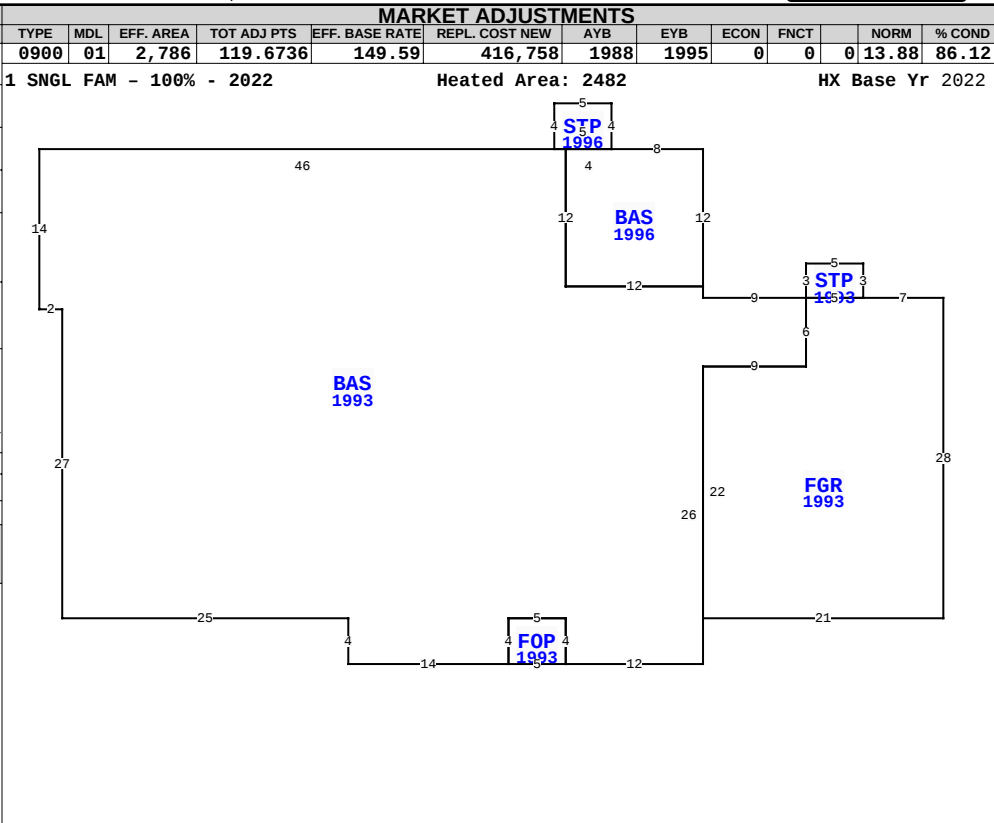
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100	2,338	301,197
BAS	144	100	144	18,551
FGR	534	55	294	37,875
FOP	20	30	6	773
STP	15	10	2	257
STP	20	10	2	257

TOTALS	3,071		2,786	358,912
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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	0811	CONCRETE B	0	100	48	16	768.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0858	SCULP CONC	0	100	0	0	615.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	08/22/2019	BY	DJA
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2120 S LAKESIDE DR, FERNANDINA BEACH	03/13/2024	MLU
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TOTAL OB/XF											
12,326											

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12,326											

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0	Common: 350,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	358,912		
TOTAL MARKET OB/XF VALUE	12,326		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	721,238		
SOH/AGL Deduction	200,151		
ASSESSED VALUE	521,087		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	471,087		
TOTAL JUST VALUE	721,238		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	607,530		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035321	REPAIR/RRF	6,800	08/01/2003
B9502417	REMODEL	20,474	11/01/1995
B9502417	REMODEL	21,359	11/01/1995
4752	NEW CONSTR	73,235	03/21/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1795/0490	5/25/2012	WD	Q	I	02	310,000	
GRANTOR: HARROLD BRIAN S TRUST							
GRANTEE: ECK ERIC & SHERRY							
1650/0137	11/24/2009	WD	U	I	30	100	
GRANTOR: HARROLD BRIAN S							
GRANTEE: HARROLD BRIAN S TRU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W7 STP=[YR=1993] N3 W5 S3 BAS=[YR=1993] W9 N1 BAS=[YR=1996] N12 W8 STP=[YR=1996] N4 W5 S4 E5 \$ W4 S12 E12 \$ W12 N12 W46 S14 E2 S27 E25 S4 E14 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E12 N26 E9 N6 \$ E5 \$ W5 S6 W9 S22 E21 N28 \$.											