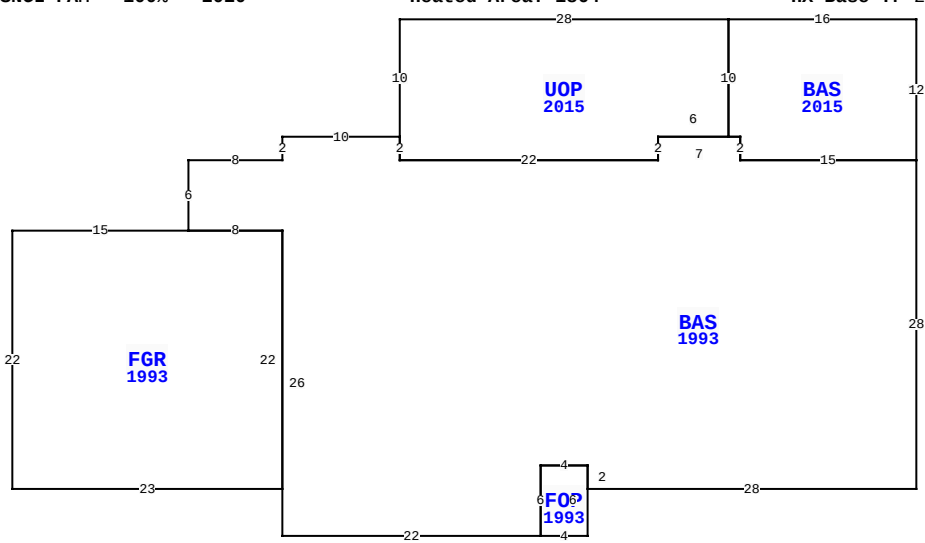


CARRIGER JEFFREY P & LAURIE L
2159 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

00-00-30-021A-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION																				VALUATION SUMMARY										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	05	AVERAGE 80								0900	01	2,214	122.5049	153.13	339,030	1987	2002	0	0	10.30	89.70	VALUATION BY STANDARD								
Exterior Wall	12	CEDAR 20								1 SNGL FAM - 100% - 2020										Heated Area: 1864 HX Base Yr 2020										
Roof Structur	03	GABLE/HIP 100																												
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 50																												
Interior Floo	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame Stories	02	WOOD FRAME 100																												
Units	1.	1. 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	1,674	100	1,674	229,937																										
BAS	190	100	190	26,098																										
FGR	506	55	278	38,185																										
FOP	24	30	7	962																										
UOP	324	20	65	8,928																										
TOTALS		2,718	2,214	304,110																										
EXTRA FEATURES					2159 E LAKESIDE DR, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170																
2	0810	CONCRETE A	0 100	35 3	105.00	SF	6.50	6.50	100	1987	1987	3	52	355																
3	0812	CONCRETE C	0 100	63 16	1,008.00	SF	4.00	4.00	100	1987	1987	3	52	2,097																
4	0861	POOL GUNIT	0 100	0 0	543.00	SF	85.00	85.00	100	1996	1996	3	20	9,231																
5	0845	KOOL DECK	0 100	0 0	1,049.00	SF	7.25	7.25	100	1996	1996	3	72	5,476																
6	0812	CONCRETE C	0 100	0 0	1,173.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,557																
7	0911	SCRN RM A	0 100	0 0	1,216.00	SF	17.50	17.50	100	2015	2015	3	70	14,896																
8	0911	SCRN RM A	0 100	15 6	90.00	SF	17.50	17.50	100	2024	2023		100	1,575																
LAND DESCRIPTION TOTAL OB/XF 38,357																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000													
REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS																														