



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
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	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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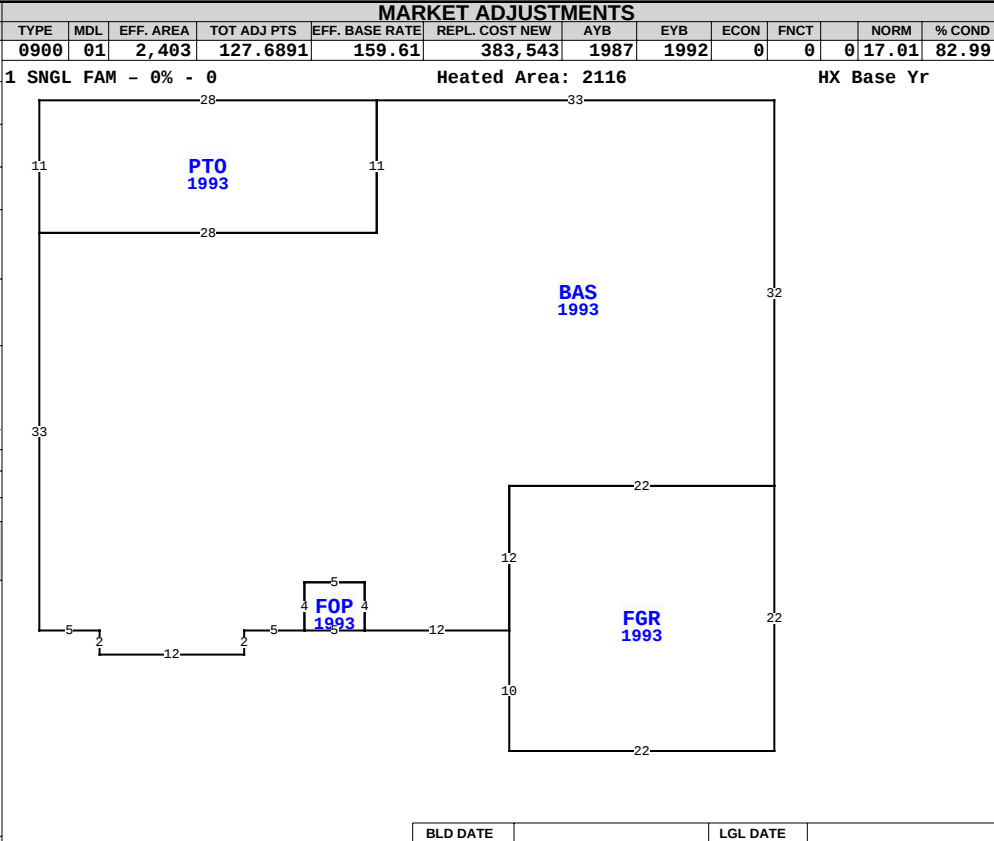
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	2,116	280,286
FGR	484	55	266	35,234
FOP	20	30	6	795
PTO	308	5	15	1,987
TOTALS	2,928		2,403	318,302

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	0	0	0			1,344.00	SF	4.00				2,796	
2	0810	CONCRETE A	0	0	60	3			180.00	SF	6.50				608	
3	0504	FP-ELECTRI	0	0	0	0			1.00	UT	2,000.00				1,240	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2173 E LAKESIDE DR, FERNANDINA BEACH

TOTAL OB/XF																
4,644																

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00

NASSAU COUNTY PROPERTY																
PAGE 1 of 1																

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		318,302
TOTAL MARKET OB/XF VALUE		4,644
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		572,946
SOH/AGL Deduction		34,943
ASSESSED VALUE		538,003
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		538,003
TOTAL JUST VALUE		572,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002028	REMODEL	24,000	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/0361	1/21/2021	WD	Q	I	01	530,000
GRANTOR: MASON WILLIAM L JR &						
GRANTEE: CARTER ZEKE R III &						
2093/0929	12/30/2016	PR	Q	I	01	325,000
GRANTOR: CARVER JANET A P/R						
GRANTEE: MASON WILLIAM L JR						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W33 PTO=[YR=1993] W28 S11 E28 N11\$ S11 W28 S33 E5 S2 E12 N2 E5 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E12 FGR=[YR=1993] S10 E22 N22 W22 S12\$ N12 E22 N32\$.																