



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 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
NEIGHBORHOOD/LOC	2031.00	

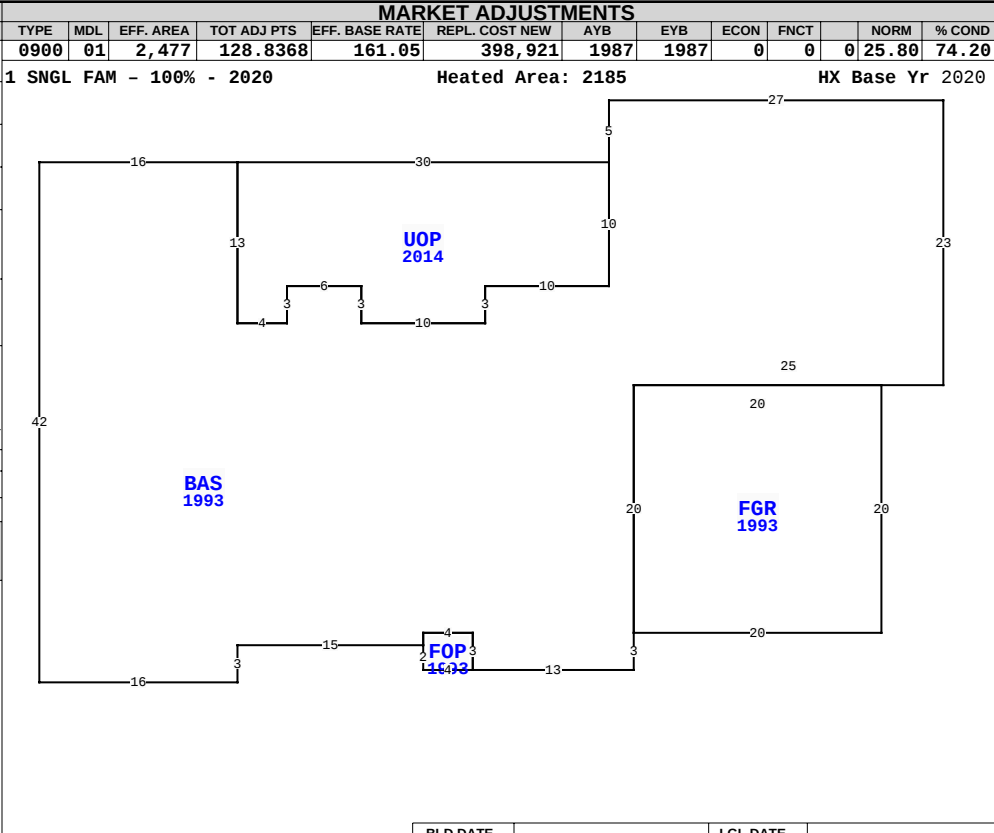
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	2,185	261,105
FGR	400	55	220	26,290
FOP	12	30	4	478
UOP	342	20	68	8,126

TOTALS	2,939		2,477	295,999
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	63	16	1,008.00	SF	4.00	4.00	100	1987
2	0810	CONCRETE A	0 100	53	3	159.00	SF	6.50	6.50	100	1987
3	0845	KOOL DECK	0 100	0	0	392.00	SF	7.25	7.25	100	1990
4	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	1990
5	0911	SCRN RM A	0 100	39	30	1,170.00	SF	17.50	17.50	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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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2134 N LAKESIDE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0 100	63	16	1,008.00	SF	4.00	4.00	100	1987	1987	3	52	2,097	
2	0810	CONCRETE A	0 100	53	3	159.00	SF	6.50	6.50	100	1987	1987	3	52	537	
3	0845	KOOL DECK	0 100	0	0	392.00	SF	7.25	7.25	100	1990	1990	3	59.5	1,691	
4	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	1990	1990	3	20	8,704	
5	0911	SCRN RM A	0 100	39	30	1,170.00	SF	17.50	17.50	100	1991	1991	3	20	4,095	

TOTAL OB/XF											
17,124											

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						295,999					
TOTAL MARKET OB/XF VALUE						17,124					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						563,123					
SOH/AGL Deduction						217,450					
ASSESSED VALUE						345,673					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						290,673					
TOTAL JUST VALUE						563,123					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						480,591					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428755	PTO ROOF	15,958	05/01/2014
6384	SWIM POOL	9,600	04/04/1990
BP4102	N/A	72,500	05/18/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2274/1461	5/13/2019	WD	Q	I	01	412,000			
GRANTOR: SCHWARTZ MARY									
GRANTEE: MONTERDE GREGORY M									
1692/0824	7/27/2010	QC	U	I	11	100			
GRANTOR: SCHWARTZ MARY & LINDA									
GRANTEE: SCHWARTZ MARY									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 S5 UOP=[YR=2014] W30 S13 E4 N3 E6 S3 E10 N3 E10 N10\$ S10 W10 S3 W10 N3 W6 S3 W4 N13 W16 S42E16 N3 E15 FOP=[YR=1993] S2 E4 N3 W4 S1\$N1 E4 S3 E13 N3 FGR=[YR=1993] E20 N20 W20 S20\$ N20 E25 N23\$.											