

LOT 58
IN OR 2174/792
EGAN'S BLUFF #2 PB 5/102

MANGEL JOHN H & ELIZABETH K
1891 LAKESIDE DR N
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
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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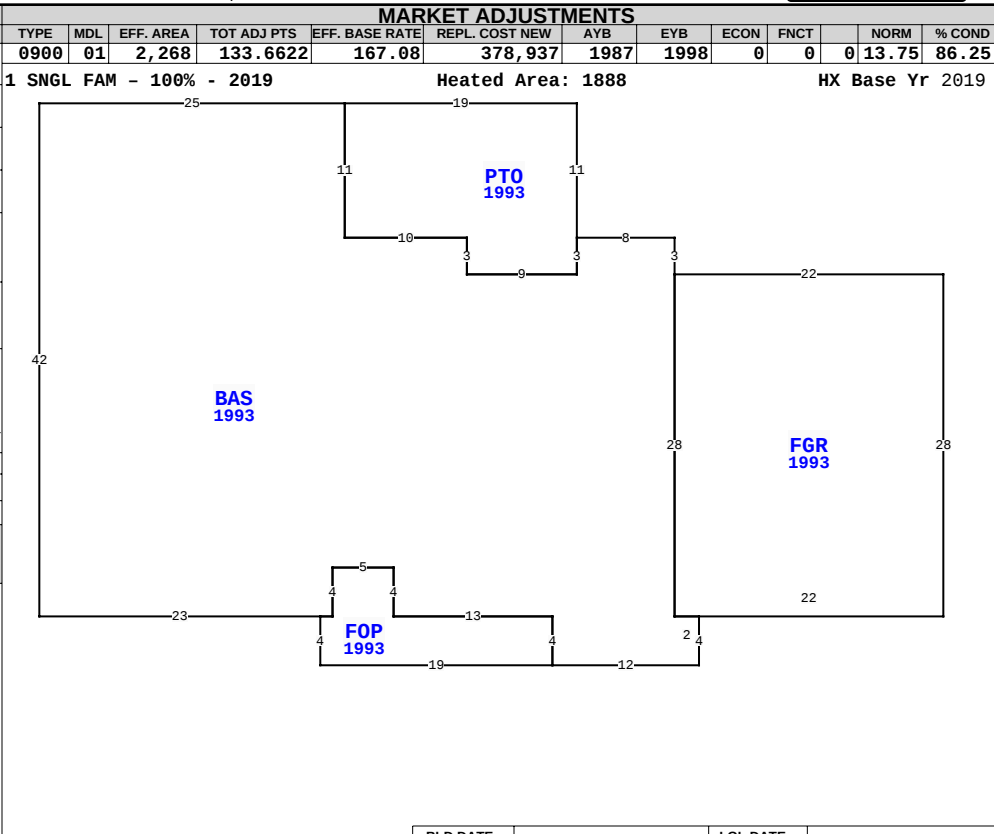
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	272,073
FGR	616	55	339	48,852
FOP	96	30	29	4,179
PTO	236	5	12	1,729

TOTALS	2,836		2,268	326,833
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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	0	0	918.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	32	17	544.00	SF	85.00	85.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0845	KOOL DECK	0	100	0	0	512.00	SF	7.25	7.25	

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	05/05/2020	BY	DJA
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1891 N LAKESIDE DR, FERNANDINA BEACH

1891 N LAKESIDE DR, FERNANDINA BEACH										INC DATE	AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
918.00	SF	5.20	5.20	100	1987	1987	3	52	2,482				
544.00	SF	85.00	85.00	100	1989	1989	3	20	9,248				
1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170				
512.00	SF	7.25	7.25	100	1989	1989	3	57	2,116				

TOTAL OB/XF												16,016	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2		

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	326,833		
TOTAL MARKET OB/XF VALUE	16,016		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	592,849		
SOH/AGL Deduction	230,847		
ASSESSED VALUE	362,002		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	312,002		
TOTAL JUST VALUE	592,849		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	508,759		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5884	SWIM POOL	11,000	07/24/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2174/0792	1/30/2018	WD	Q	I	02
GRANTOR: ANDERSON MICHAEL C &					
GRANTEE: MANGEL JOHN H & ELI					
1972/0830	4/07/2015	WD	Q	I	02
GRANTOR: WARING JOHN H & LYNNE					
GRANTEE: ANDERSON MICHAEL C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1993] W22 BAS=[YR=1993] N3 W8 PTO=[YR=1993] N11 W19 S11 E10 S3 E9 N3\$ S3 W9 N3 W10 N11 W25 S42 E23 FOP=[YR=1993] S4 E19N4 W13 N4 W5 S4 W1\$ E1 N4 E5 S4 E13 S4 E12 N4 W2 N28\$ S28 E22 N28\$.					