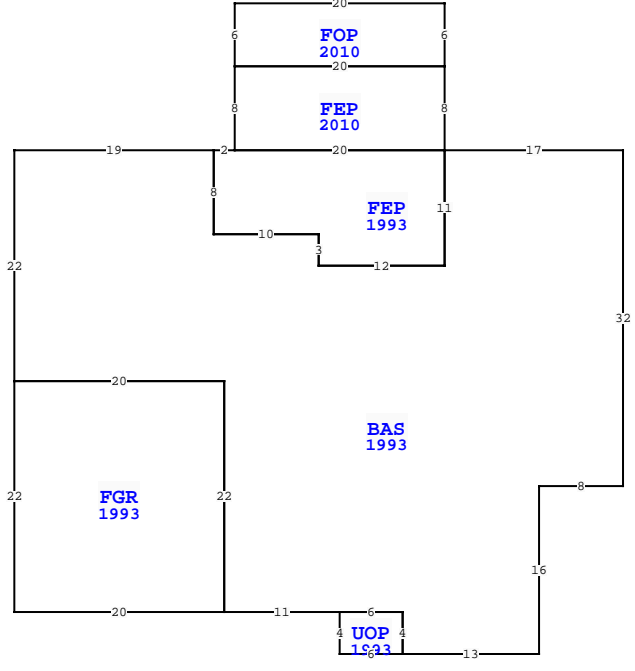


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	20 FACE BRICK 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	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				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1993	1,856	243,131
FEP	212	80	1993	170	22,269
FEP	160	80	2010	128	16,768
FGR	440	55	1993	242	31,702
FOP	120	30	2010	36	4,716
UOP	24	20	1993	5	655
TOTALS	2,812			2,437	319,240

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,437	119.0112	157.09	382,828	1989	1993	0	0	0	16.61	83.39	
1 SNGL FAM - 0% - 2024 Heated Area: 1856 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			319,240
TOTAL MARKET OB/XF VALUE			5,656
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			599,896
SOH/AGL Deduction			0
ASSESSED VALUE			599,896
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			599,896
TOTAL JUST VALUE			599,896
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			559,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5697	NEW CONSTR	71,029	05/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2774/1049	3/12/2025	LE	U	I	11	100
GRANTOR: WRIGHT DANELLE LYDIA						
GRANTEE: KING VIRGINIA DALE						
1478/1517	2/14/2007	WD	Q	I		330,000
GRANTOR: BLACKWELL RONALD S &						
GRANTEE: POGUE BILLY C & DAN						

EXTRA FEATURES																
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	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	0	0	947.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,684	
3	0940	SHEDS/PORT	0	0	20	200.00	SF	18.30	18.30	100	1995	1995	3	20	732	

BUILDING NOTES			
2133 N LAKESIDE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS													
BAS=[YR=1993] W17 FEP=[YR=2010] N8 FOP=[YR=2010] N6 W20 S6 E20\$ W20 S8 FEP=[YR=1993] W2 S8 E10S3 E12 N11 W20 \$ E20\$ S11 W12 N3 W10 N8 W19 S22 FGR=[YR=1993] S22 E20 N22 W20 \$ E20 S22 E11 UOP=[YR=1993] S4 E6 N4 W6 \$ E6 S4 E13 N16 E8 N32 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							