

LOT 5
IN OR 1219/1408
EGAN'S BLUFF # 1 PB 5/93

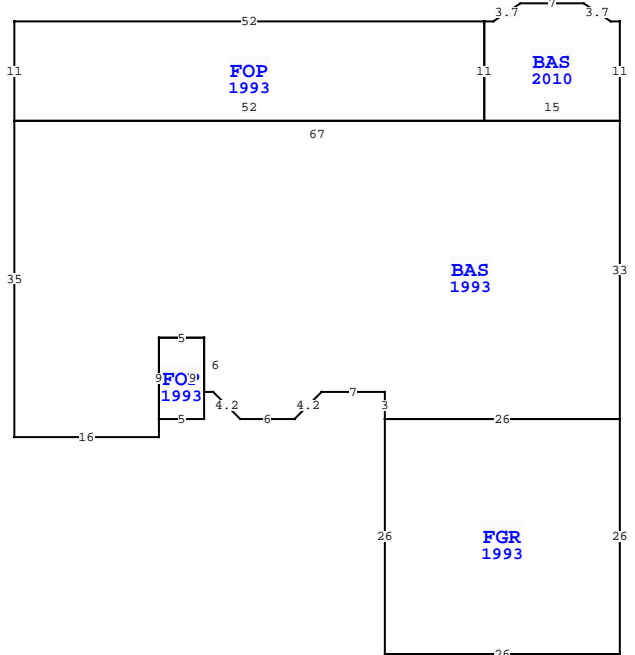
PENNINGTON MARTHA C
2190 E LAKESIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0005-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	80
Exterior Wall	11	BD/BTN AVG	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	14	CARPET	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
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	YEAR
BAS	2,165	100	1993
BAS	185	100	2010
FGR	676	55	1993
FOP	45	30	1993
FOP	572	30	1993
TOTALS	3,643		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2015									
Heated Area: 2350												
HX Base Yr 2015												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			343,794
TOTAL MARKET OB/XF VALUE			9,621
TOTAL LAND VALUE - MARKET			343,750
TOTAL MARKET VALUE			697,165
SOH/AGL Deduction			290,136
ASSESSED VALUE			407,029
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			306,307
TOTAL JUST VALUE			697,165
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			650,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5895	REPAIR/RRF	6,000	07/26/1989
BP 4100	N/A	74,907	05/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/1408	4/02/2004	WD Q	Q	I		437,500
GRANTOR: BURR DEENA CO-P/R						
GRANTEE: PENNINGTON MARTHA C						
0887/0933	6/16/1999	WD Q	Q	I		330,000
GRANTOR: JACKSON KAREN K						
GRANTEE: DUBOSE DAVID R						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200		
2	0855	CONC PAVER	0	100	0	1,344.00	SF	7.00	7.00	100	1995	1995	3	68	6,397		
3	0855	CONC PAVER	0	100	0	203.00	SF	7.00	7.00	100	1995	1995	3	68	966		
4	0855	CONC PAVER	0	100	0	120.00	SF	7.00	7.00	100	1995	1995	3	68	571		
5	1127	BRICK 8"	0	100	0	54.00	SF	11.00	11.00	100	1987	1987	3	82	487		
TOTALS													3,643		2,908	343,794	

2190 E LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025
INC DATE		AG DATE	MLU

BUILDING NOTES												

BUILDING DIMENSIONS
 BAS=[YR=2010] W1 U2 L3 W7 D2 L3 W1 FOP=[YR=1993] W52 S11
 BAS=[YR=1993] S35 E16 N2 FOP=[YR=1993] E5 N9 W5 S9\$ N9 E5 S6
 E1 D3 R3 E6 U3 R3 E7 S3 FGR=[YR=1993] S26 E26 N26 W26\$
 E26 N33 W67\$ E52 N11\$ S11 E15 N11\$.

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 T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	275,000.00	343,750.00	343,750								