

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	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
BUD\$ Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,612	130.9344	172.83	451,432	1987	1993	0	0	15.50	84.50	
1 SNGL FAM - 100% - 2023												
Heated Area: 2096 HX Base Yr 2023												

2162 E LAKESIDE DR, FERNANDINA BEACH

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	1993	2,096	306,103
FEP	280	80	2010	224	32,713
FGR	494	55	1993	272	39,723
FOP	56	30	1993	17	2,483
PTO	56	5	1993	3	438
TOTALS	2,982			2,612	381,460

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	0812	CONCRETE C	0	100	79	16		4.00	4.00	100	1987	1987	3	49.5	2,503	
2	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
3	0810	CONCRETE A	0	100	33	3	SF	6.50	6.50	100	1987	1987	3	49.5	319	
4	1242	WD DECK A	0	100	20	14	SF	10.00	10.00	100	1995	1995	3	20	560	
5	0820	WOOD WALK	0	100	38	3	SF	11.75	11.75	100	1995	1995	3	40	536	

LAND DESCRIPTION																								
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							

TOTAL OB/XF												
5,118												

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		381,460	
TOTAL MARKET OB/XF VALUE		5,118	
TOTAL LAND VALUE - MARKET		343,750	
TOTAL MARKET VALUE		730,328	
SOH/AGL Deduction		118,031	
ASSESSED VALUE		612,297	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		561,575	
TOTAL JUST VALUE		730,328	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		681,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3771	N/A	61,450	12/19/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2282/1896	6/04/2019	WD Q	Q	I	01	475,000
GRANTOR: CONSTANT ALEXANDER E						
GRANTEE: BUNT THEODORE J & E						
0796/1545	6/17/1997	WD Q	Q	I		180,000
GRANTOR: WORTHINGTON WALTER H						
GRANTEE: CONSTANT ALEXANDER						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W6 PTO=[YR=1993] N14 W4 FEP=[YR=2010] W20 S14 E20 N14\$ S14 E4\$ W24 N6 W33 S15 L2 D2 S7 R2 D3 E4 FGR=[YR=1993] S26 E21N22 W13 N4 W8\$ E8 S4 E13 S11 E13 POP=[YR=1993] E7 N8 W7 S8\$ N8 E7 S8 E15 N12 E5 N13 W2 N11\$.												