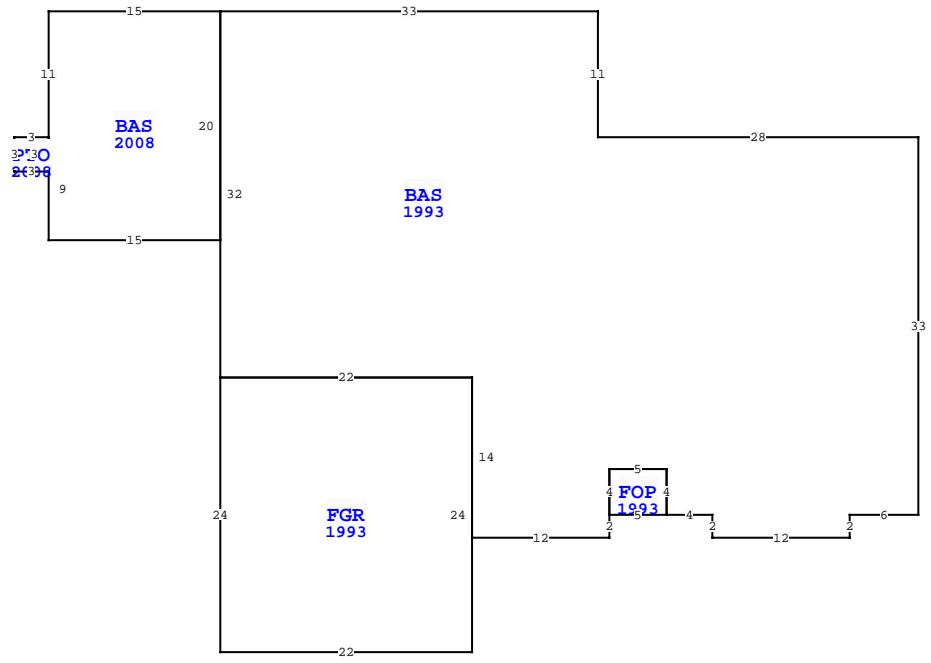


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR	70
Exterior Wall	18	CEMENT BRK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	2,140	100	1993
BAS	300	100	2008
FGR	528	55	1993
FOP	20	30	1993
PTO	9	5	2008
TOTALS	2,997		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,736	121.3296	160.16	438,198	1988	1988	0	0	20.70	79.30
1 SNGL FAM - 100% - 2020 Heated Area: 2440 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		347,491	
TOTAL MARKET OB/XF VALUE		6,509	
TOTAL LAND VALUE - MARKET		343,750	
TOTAL MARKET VALUE		697,750	
SOH/AGL Deduction		290,441	
ASSESSED VALUE		407,309	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		356,587	
TOTAL JUST VALUE		697,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		650,717	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21839	ADDITION	24,500	09/01/2008
E21242	ELEC OTHER	500	09/01/2008
4888	NEW CONSTR	71,314	05/13/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0408	10/12/2019	WD	Q	I	01	487,500
GRANTOR: TURNER LIVING TRUST						
GRANTEE: RUSSELL HENRY & SUS						
1725/1638	1/03/2010	WD	U	I	30	100
GRANTOR: TURNER DAVID C & JANE						
GRANTEE: TURNER DAVID C & JA						

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	0	1,591.00	SF	4.00	4.00	100	1988	1988	3	52	3,309	
2	0810	CONCRETE A	0	100	68	272.00	SF	6.50	6.50	100	1988	1988	3	52	919	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
4	0810	CONCRETE A	0	100	28	308.00	SF	6.50	6.50	100	1988	1988	3	52	1,041	
TOTALS															2,736	347,491

2156 E LAKESIDE DR, FERNANDINA BEACH  
BLD DATE: 04/28/2025  
LGL DATE: 04/28/2025  
XF DATE: MLU  
INC DATE: AG DATE

BUILDING NOTES														
BUILDING DIMENSIONS														

BAS=[YR=1993] W28 N11 W33 BAS=[YR=2008] W15 S11  
PTO=[YR=2008] W3 S3 E3 N3\$ S9 E15 N20\$ S32 FGR=[YR=1993] S24  
E22 N24 W22\$ E22 S14 E12 N2 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5  
S4 E4 S2 E12 N2 E6 N33\$.

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							