

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	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		
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	1,868	100	1993	1,868	262,766
FGR	616	55	1993	339	47,686
FOP	68	30	1993	20	2,813
TOTALS	2,552			2,227	313,266

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,227	126.1113	166.47	370,729	1989	1993	0	0	15.50	84.50
1 SNGL FAM - 100% - 2002											
Heated Area: 1868											
HX Base Yr 2002											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			313,266
TOTAL MARKET OB/XF VALUE			8,729
TOTAL LAND VALUE - MARKET			343,750
TOTAL MARKET VALUE			665,745
SOH/AGL Deduction			367,190
ASSESSED VALUE			298,555
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			247,833
TOTAL JUST VALUE			665,745
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			619,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5703	NEW CONSTR	103,500	05/04/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/0124	6/18/2020	QC	U	I	11	100
GRANTOR: MADY CLEMENS J JR						
GRANTEE: MADY CLEMENS J JR &						
0657/0586	5/12/1992	WD	Q	I		152,000
GRANTOR: NASSAU BCH DEV VENT						
GRANTEE: MADY CLEMENS JR & E						

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	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	1242	WD DECK A	0	100	0	550.00	SF	10.00	10.00	100	1989	1989	3	20	1,100	
3	0812	CONCRETE C	0	100	0	2,472.00	SF	4.00	4.00	100	1989	1989	3	54.5	5,389	
TOTALS															8,729	

BUILDING NOTES			
2144 E LAKESIDE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] W6 FGR=[YR=1993] N28 W22 S28 E22 \$ W56 S36 E12 N4 E3 FOP=[YR=1993] E17 N4 W17 S4 \$ N4 E17 S8 E12 N12 E18 N24 \$.			

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	DPTH 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							