

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	20	FACE BRICK 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	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	
BUDS 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	1,944	100	1993
FGR	575	55	1993
FOP	20	30	1993
PTO	548	5	2019
TOTALS	3,087		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,293	123.7446	163.34	374,539	1987	2000	0	0	13.63	86.37
1 SNGL FAM - 100% - 2022 Heated Area: 1944 HX Base Yr 2022											

2166 S LAKESIDE DR, FERNANDINA BEACH

L	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	0810	CONCRETE A	0	100	53	8	424.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,364	
2	0812	CONCRETE C	0	100	0	0	1,942.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,845	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0861	POOL GUNIT	0	100	25	16	400.00	SF	85.00	85.00	100	1988	1988	3	20	6,800	
5	0855	CONC PAVER	0	100	0	0	437.00	SF	10.00	10.00	100	2019	2019	3	97	4,239	
6	0810	CONCRETE A	0	100	0	0	457.00	SF	6.50	6.50	100	1990	1990	3	57	1,693	
7	0911	SCRN RM A	0	100	0	0	1,014.00	SF	17.50	17.50	100	2019	2019	3	82	14,551	

LAND DESCRIPTION		TOTAL OB/XF																							
L	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				RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.40	275,000.00	385,000.00	385,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		323,489	
TOTAL MARKET OB/XF VALUE		33,692	
TOTAL LAND VALUE - MARKET		385,000	
TOTAL MARKET VALUE		742,181	
SOH/AGL Deduction		130,117	
ASSESSED VALUE		612,064	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		561,342	
TOTAL JUST VALUE		742,181	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		693,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902688	SCRNENCL	44,840	03/19/2019
4675	REMODEL	450	11/24/1988
2793	SWIM POOL	0	11/02/1987
4477	SWIM POOL	7,800	11/02/1987
BP 4028	N/A	113,155	04/16/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0177	8/17/2018	WD Q	Q	I	01	385,000
GRANTOR: RODEFFER WILLIAM D JR						
GRANTEE: ROBERTO FRANK THOMA						
0522/0909	7/21/1987	WD Q	Q	I		138,400
GRANTOR: ALMAND AMOS F JR						
GRANTEE: RODEFFER WM JR & JA						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W21 BAS=[YR=1993] N14 L2 U2 W9 PTO=[YR=2019] N10 W46 S12 E43 U2 R2 E1\$ W1 D2 L2 W43 S38 E25 N3 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S2E23 N19 E4\$ W4 S23 E25 N23\$.	