

LOT 30
IN OR 2348/1792
EGAN'S BLUFF # 1 PB 5/93

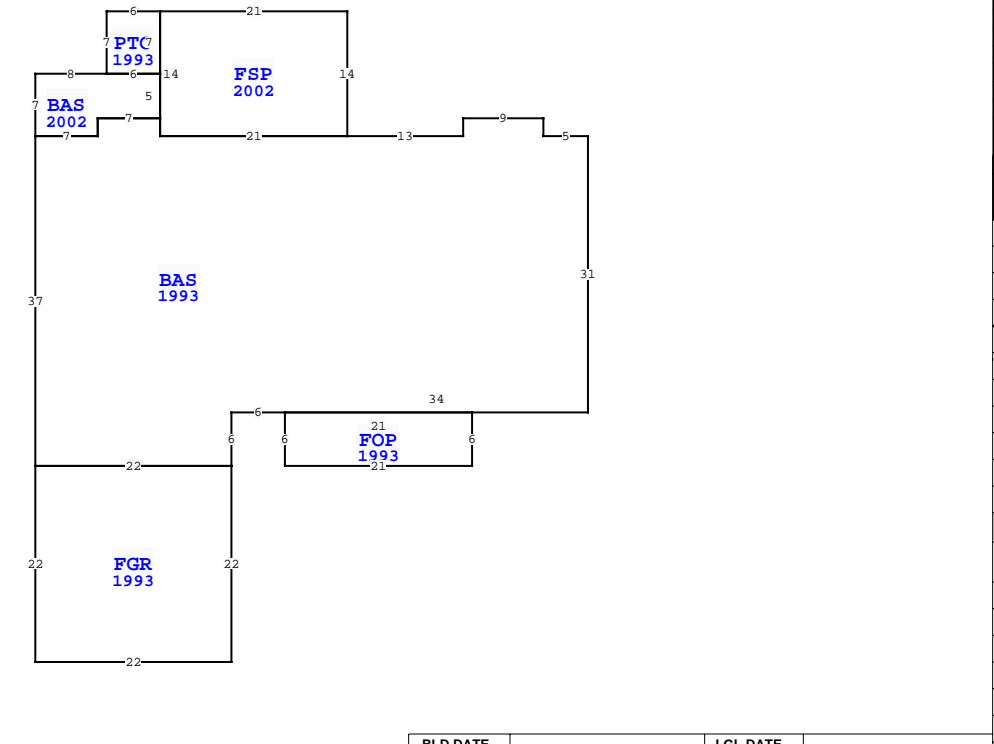
EHRMAN FAY M L/E/
1941 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0030-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,594	123.8688	163.51	424,145	1986	1989		0	0	25.25	74.75



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			317,048
TOTAL MARKET OB/XF VALUE			7,133
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			599,181
SOH/AGL Deduction			306,677
ASSESSED VALUE			292,504
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			236,782
TOTAL JUST VALUE			599,181
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			559,884

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	2,086	100	1993	2,086	254,959
BAS	84	100	2002	84	10,267
FGR	484	55	1993	266	32,512
FOP	126	30	1993	38	4,644
FSP	294	40	2002	118	14,422
PTO	42	5	1993	2	244
TOTALS	3,116			2,594	317,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209781	NEW CONSTR	2,600	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/681	4/27/2023	LE U		I	11	100

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	61	3	183.00	SF	4.00	4.00	100	1986	1986	3	47	344	
2	0812	CONCRETE C	0	100	63	16	1,008.00	SF	4.00	4.00	100	1986	1986	3	47	1,895	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	4,060	
4	0475	VF 4 SBPL	0	100	0	0	47.00	LF	14.00	14.00	100	2002	2002	3	55	362	
5	0469	VF LATTIC	0	100	0	0	47.00	SF	5.50	5.50	100	2002	2002	3	55	142	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	55	330	

BUILDING NOTES			
GRANTOR: EHRMAN FAY M & ROBERT			
GRANTEE: SANTORE COURTNEY L			
2348/1792	3/18/2020	LE U	I 11
GRANTOR: EHRMAN FAY M & ROBERT			
GRANTEE: MOORE PATRCIA A & C			

BUILDING DIMENSIONS	
BAS=[YR=1993] W5 N2 W9 S2 W13 FSP=[YR=2002] N14 W21	
PTO=[YR=1993] W6 S7 BAS=[YR=2002] W8 S7 E7 N2 E7 N5 W6 \$ E6	
N7 \$ S14 E21 \$ W21 N2 W7 S2 W7 S37 FGR=[YR=1993] S22 E22 N22	
W22 \$ E22 N6 E6 FOP=[YR=1993] S6 E21 N6 W21 \$ E34 N31 \$.	

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							