

LOT 34
IN OR 895/1256
EGANS BLUFF #1 PB 5/93

KELLUM HERBERT C & GAYLE W
2127 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	18	SLATE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1993	1,684	227,609
FGR	484	55	1993	266	35,952
FOP	88	30	1993	26	3,514
FOP	260	30	1993	78	10,543
FUS	484	100	1993	484	65,418
TOTALS	3,000			2,538	343,035

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50
3	0810	CONCRETE A	0	100	34	6	204.00	SF	6.50
4	0820	WOOD WALK	0	100	0	0	324.00	SF	11.75
5	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	742.00	SF	7.25
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
8	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00
9	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20
10	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,538	125.6352	165.84	420,902	1987	1987	0	0
1 SNGL FAM - 100% - 2000									
Heated Area: 2168									
HX Base Yr 2000									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/28/2025 MLU									

TOTAL OB/XF									
19,687									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					343,035				
TOTAL MARKET OB/XF VALUE					20,599				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					638,634				
SOH/AGL Deduction					339,193				
ASSESSED VALUE					299,441				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					248,719				
TOTAL JUST VALUE					638,634				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					598,225				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107935	SWIM POOL	14,100	02/01/2001
E017732	CHNGE SRVC	0	02/01/2001
BP 3638	N/A	67,600	09/26/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0895/1256	8/18/1999	WD	Q	I		240,000	
GRANTOR: STRICKLAND JUDY A							
GRANTEE: KELLUM HERBERT C &							
0849/1030	9/21/1998	WD	Q	I		205,000	
GRANTOR: BOTTORFF JERRY L & KA							
GRANTEE: STRICKLAND JUDY A							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W5 N2 W7 S2 W5 FOP=[YR=1993] W20 FGR=[YR=1993] N6 W22 S22 E22 N16\$ S13 E20 N13\$ S13 W20 S3 W37 S24 E30 FOP=[YR=1993] E14 N5 W8 N3 W6 S8\$ N8 E6 S3 E14 N3 E8 N8 E16 N24\$PTR=E15 FUS=[YR=1993] E22 S22 W22 N22\$ W15\$.									

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