LOT 35
EGANS BLUFF #1 PB 5/93

WALLER WILLIAM C IV & HANNAH G
2131 LAKESIDE DRIVE EAST
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0035-0000

BUILDING CHARACTERISTICS

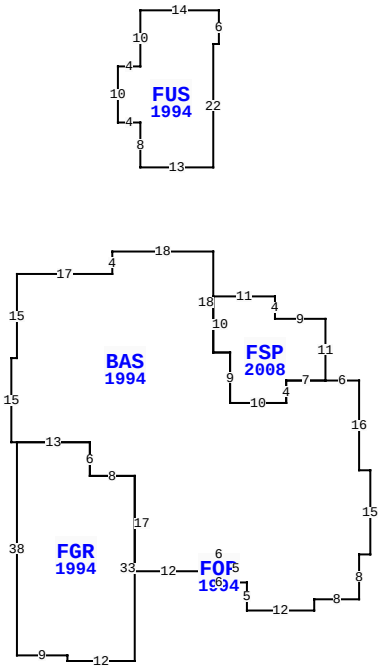
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,506	100	1994	2,506	338,835
FGR	762	55	1994	419	56,653
FOP	30	30	1994	9	1,217
FSP	289	40	2008	116	15,684
FUS	410	100	1994	410	55,436
TOTALS	3,997			3,460	467,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,460	120.5062	159.07	550,382	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2023 Heated Area: 2916 HX Base Yr 2023



2131 E LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		467,825
TOTAL MARKET OB/XF VALUE		8,269
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		751,094
SOH/AGL Deduction		99,775
ASSESSED VALUE		651,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		600,597
TOTAL JUST VALUE		751,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217759	H/AC	0	11/01/2012
00929	NEW CONSTR	134,241	03/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0722	9/08/2022	WD	U	I	30	714,400
GRANTOR: GARNER PROPERTIES INC						
GRANTEE: WALLER WILLIAM CHAM						
0792/1537	5/08/1997	WD	Q	I		229,500
GRANTOR: VOSS FREDERICK C & AN						
GRANTEE: GARNER PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W18 S4 W17 S15 W1 S15 E1 FGR=[YR=1994] S38 E9 S1 E12 N33 W8 N6 W13 $ E13 S6 E8 S17 E12 FOP=[YR=1994] S2 E6 N5 W6 S3 $ N3 E6 S5 E2 S5 E12 N2 E8 N8 E2 N15 W2 N16 W6 FSP=[YR=2008] N11 W9 N4 W11 S10 E3 S9 E10 N4 E7 $ W7 S4 W10 N9 W3 N18 $ PTR= N15 FUS=[YR=1994] N22 E1 N6 W14 S10 W4 S10 E4 S8 E13 $ S15 $.

EXTRA FEATURES

LN	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	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,766.00	SF	4.00	4.00	100	1994	1994	3	66	4,662	
3	0810	CONCRETE A	0	100	0	0	207.00	SF	6.50	6.50	100	1994	1994	3	66	888	
4	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1994	1994	3	66	129	

LAND DESCRIPTION

TOTAL OB/XF 8,269

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS