LOT 38
EGANS BLUFF #1 PB 5/93

BRUCE PATRICIA G LIVING TRUST/BRUCE PATRICIA G TRU
2151 LAKESIDE DRIVE E
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0038-0000

BUILDING CHARACTERISTICS

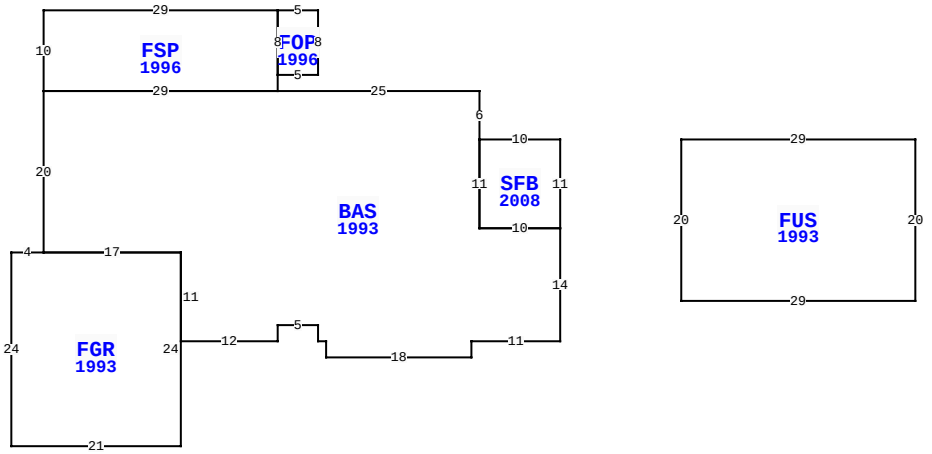
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,653	100	1993	1,653	225,078
FGR	504	55	1993	277	37,717
FOP	40	30	1996	12	1,634
FSP	290	40	1996	116	15,795
FUS	580	100	1993	580	78,975
SFB	110	80	2008	88	11,982
TOTALS	3,177			2,726	371,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,726	123.5376	163.07	444,529	1986	1986	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1989 Heated Area: 2321 HX Base Yr 1989



2151 E LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		371,182
TOTAL MARKET OB/XF VALUE		4,010
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		650,192
SOH/AGL Deduction		412,504
ASSESSED VALUE		237,688
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		181,966
TOTAL JUST VALUE		650,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602582	XFOB	6,182	02/01/1996
BP 1903	N/A	0	09/12/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1735	2/09/2023	SW	U	I	11	100
GRANTOR: BRUCE PATRICIA G						
GRANTEE: BRUCE PATRICIA GRIF						
0541/0960	4/27/1988	WD	Q	I		155,000
GRANTOR: ANDREWS HUGH & S M						
GRANTEE: BRUCE JAMES & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2008] W10 BAS=[YR=1993] N6 W25 FSP=[YR=1996] N2 FOP=[YR=1996] E5 N8 W5 S8 $ N8 W29 S10 E29 $ W29 S20 FGR=[YR=1993] W4 S24 E21 N24 W17 $ E17 S11 E12 N2 E5 S2 E1 S2 E18 N2 E11 N14 W10 N11 $ S11 E10 N11 $ PTR= E15 FUS=[YR=1993] E29 S20 W29 N20 $ W15 $.

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	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	0	0	1,053.00	SF	4.00	4.00	100	1986	1986	3	47	1,980	

LAND DESCRIPTION

TOTAL OB/XF 4,010

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