

LOT 39
IN OR 2202/1831
EGANS BLUFF #1 PB 5/93

CARRIGER JEFFREY P & LAURIE L
2159 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1993	1,674	241,467
BAS	190	100	2015	190	27,407
FGR	506	55	1993	278	40,100
FOP	24	30	1993	7	1,010
UOP	324	20	2015	65	9,376

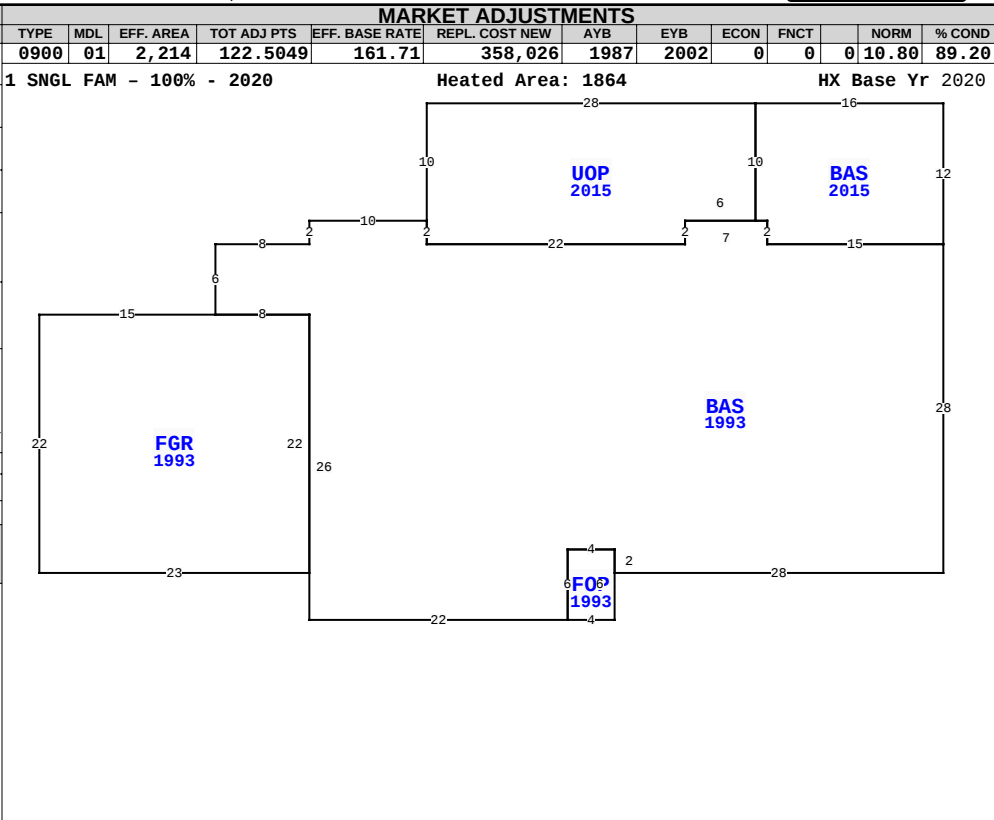
TOTALS	2,718			2,214	319,359
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1987	1987	3	49.5	338	
3	0812	CONCRETE C	0	100	63	16	1,008.00	SF	4.00	4.00	100	1987	1987	3	49.5	1,996	
4	0861	POOL GUNIT	0	100	0	0	543.00	SF	85.00	85.00	100	1996	1996	3	20	9,231	
5	0845	KOOL DECK	0	100	0	0	1,049.00	SF	7.25	7.25	100	1996	1996	3	70	5,324	
6	0812	CONCRETE C	0	100	0	0	1,173.00	SF	4.00	4.00	100	1988	1988	3	52	2,440	
7	0911	SCRN RM A	0	100	0	0	1,216.00	SF	17.50	17.50	100	2015	2015	3	65	13,832	
8	0911	SCRN RM A	0	100	15	6	90.00	SF	17.50	17.50	100	2024	2023		97	1,528	

LAND DESCRIPTION

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							



2159 E LAKESIDE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	36,789
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		319,359
TOTAL MARKET OB/XF VALUE		36,789
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		631,148
SOH/AGL Deduction		256,848
ASSESSED VALUE		374,300
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		323,578
TOTAL JUST VALUE		631,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009281	911-90SF	3,950	07/20/2023
20212767	REPAIR/RRF	0	03/01/2021
B1531381	SCRENC	26,784	11/01/2015
B1530826	ADDITION	20,277	07/01/2015
B9602985	SWIM POOL	12,000	06/01/1996
BP3674	N/A	51,680	10/22/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2202/1831	6/08/2018	WD	Q	I	02
GRANTOR: MERRIAM JOHN G & JESS					429,900
GRANTEE: CARRIGER JEFFREY P					
1932/1826	8/14/2014	WD	Q	I	01
GRANTOR: SANDERS GARY P & TERE					305,000
GRANTEE: MERRIAM JOHN G & JE					

BUILDING NOTES					

BUILDING DIMENSIONS

BAS=[YR=2015] W16 UOP=[YR=2015] W28 S10 BAS=[YR=1993] W10 S2 W8 S6 FGR=[YR=1993] W15 S22 E23 N22 W8 \$ E8 S26 E22 FOP=[YR=1993] E4 N6 W4 S6 \$ N6 E4 S2E28 N28 W15 N2 W7 S2 W22 N2\$ S2 E22 N2 E6 N10\$ S10 E1 S2 E15 N12\$.