LOT 40
EGANS BLUFF #1 PB 5/93

CARTER ZEKE R III & SUSAN ULRICH
2419 CUMBERLAND DRIVE
SMYRNA, GA 30080

2025

00-00-30-021A-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
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		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

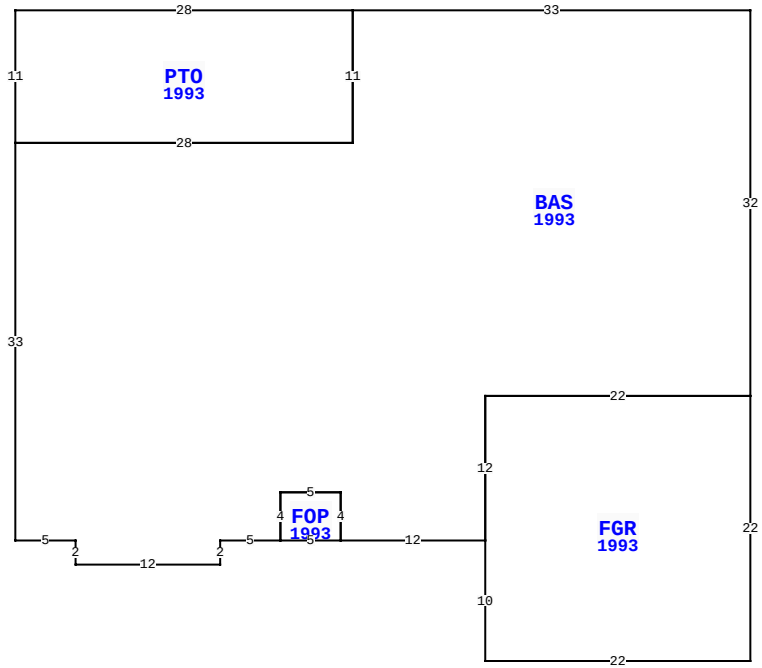
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	1993	2,116	294,167
FGR	484	55	1993	266	36,979
FOP	20	30	1993	6	834
PTO	308	5	1993	15	2,085
TOTALS	2,928			2,403	334,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,403	127.6891	168.55	405,026	1987	1992	0	0	0	17.52	82.48

1 SNGL FAM – 0% - 0 Heated Area: 2116 HX Base Yr



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

2173 E LAKESIDE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	334,065
TOTAL MARKET OB/XF VALUE	4,440
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	613,505
SOH/AGL Deduction	21,702
ASSESSED VALUE	591,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	591,803
TOTAL JUST VALUE	613,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002028	REMODEL	24,000	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/0361	1/21/2021	WD	Q	I	01	530,000
GRANTOR: MASON WILLIAM L JR &						
GRANTEE: CARTER ZEKE R III &						
2093/0929	12/30/2016	PR	Q	I	01	325,000
GRANTOR: CARVER JANET A P/R						
GRANTEE: MASON WILLIAM L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 PTO=[YR=1993] W28 S11 E28 N11$ S11 W28 S33 E5 S2 E12 N2 E5 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E12 FGR=[YR=1993] S10 E22 N22 W22 S12$ N12 E22 N32$.

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	0812	CONCRETE C	0	0	0	0	1,344.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,661	
2	0810	CONCRETE A	0	0	60	3	180.00	SF	6.50	6.50	100	1987	1987	3	49.5	579	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,440

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	0		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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS