LOT 41
IN OR 1393/99
EGANS BLUFF #1 PB 5/93

PESTANA JOSE R & MARINA &/FUENTES JENNY
2181 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN 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	12	HARDWOOD 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	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

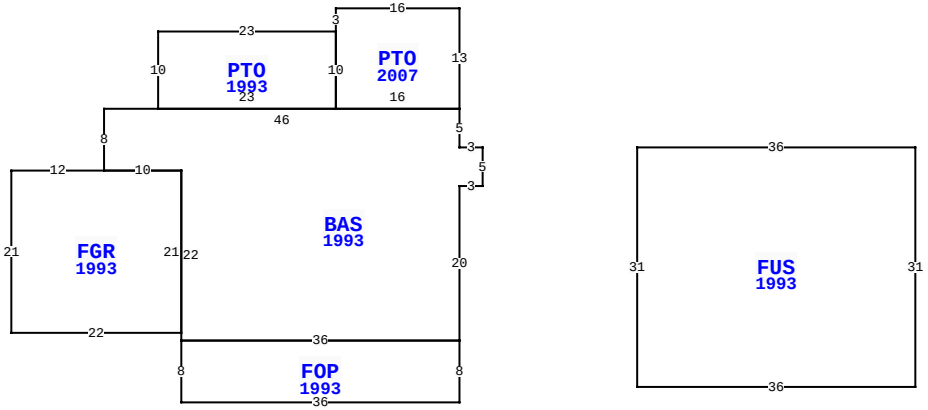
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1993	1,175	150,022
FGR	462	55	1993	254	32,430
FOP	288	30	1993	86	10,980
FUS	1,116	100	1993	1,116	142,489
PTO	230	5	1993	12	1,532
PTO	208	5	2007	10	1,277
TOTALS	3,479			2,653	338,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	118.6800	156.66	415,619	1987	1987	0	0	0	18.50	81.50

1 SNGL FAM – 100% - 2006 Heated Area: 2291 HX Base Yr 2006



2181 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 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		460,375
TOTAL MARKET OB/XF VALUE		9,210
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		744,585
SOH/AGL Deduction		382,030
ASSESSED VALUE		362,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,833
TOTAL JUST VALUE		744,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617045	ADDITION	59,112	03/01/2006
M11212	MECH OTHER	0	03/01/2006
R08863	REPAIR/RRF	1,100	01/01/2006
B863601	N/A	82,100	10/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0099	3/02/2006	WD	U	I	07	100
GRANTOR: BOWMAN KEITH P & LIND						
GRANTEE: PESTANA JOSE R ETAL						
1277/0216	11/30/2004	WD	Q	I		325,000
GRANTOR: BOWMAN KEITH P & LIND						
GRANTEE: PESTANA JOSE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N5 PTO=[YR=2007] N13 W16 S3 PTO=[YR=1993] W23 S10 E23 N10$ S10 E16$ W46 S8 FGR=[YR=1993] W12 S21 E22 N21 W10$ E10 S22 FOP=[YR=1993] S8 E36 N8 W36$ E36 N20 E3 N5$ PTR=E20 FUS=[YR=1993] E36 S31 W36 N31$ W20$.

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	100	0	0	1,348.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,669	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	2,400	
3	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	100	1987	1987	3	49.5	804	
4	0855	CONC PAVER	0	100	0	0	174.00	SF	10.00	10.00	100	2006	2006	3	86	1,496	
5	1076	TRELLIS A	0	100	0	0	156.00	SF	7.50	7.50	100	2006	2006	3	40	468	
6	0471	VINYL FNC	0	100	0	0	65.00	LF	32.00	32.00	100	2006	2006	3	66	1,373	

LAND DESCRIPTION

TOTAL OB/XF 9,210

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

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EGANS BLUFF #1 PB 5/93

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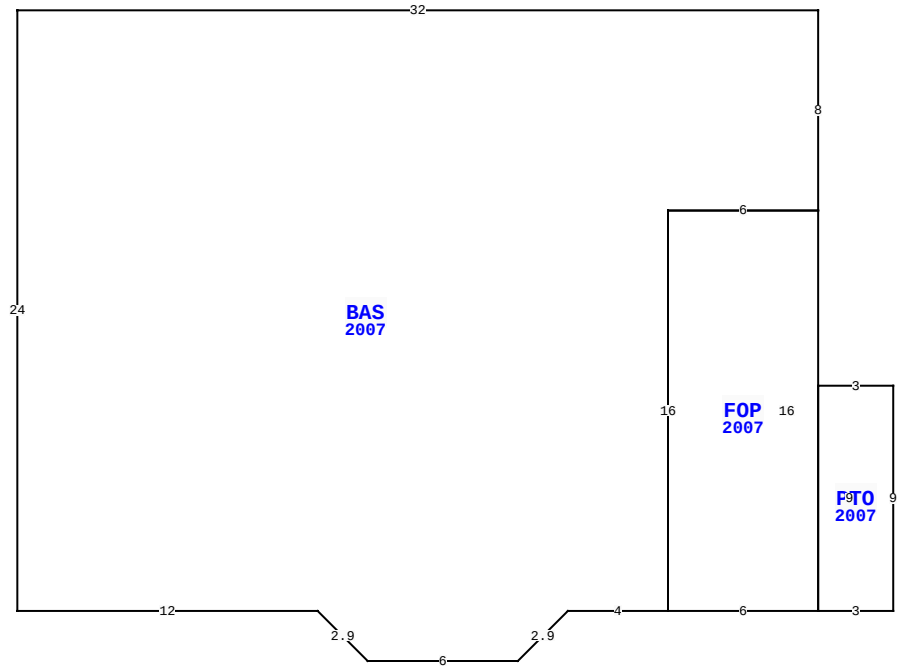
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	688	100	2007	688	116,564
FOP	96	30	2007	29	4,913
PTO	27	5	2007	1	169
TOTALS	811			718	121,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	718	141.0475	186.18	133,677	2006	2006	0	0	0	9.00	91.00

2 SNGL FAM – 100% - 2006 Heated Area: 688 HX Base Yr 2006



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1277/0216	11/30/2004	WD	Q	I		325,000
GRANTOR: BOWMAN KEITH P & LIND						
GRANTEE: PESTANA JOSE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 S24 E12 R2 D2 E6 U2 R2 E4 FOP=[YR=2007] E6 PTO=[YR=2007] E3 N9 W3 S9$ N16 W6 S16$ N16 E6 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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