LOT 42
EGANS BLUFF #1 PB 5/93

MONTERDE GREGORY M/POLLES ALEXANDRIA G
2134 N LAKESIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

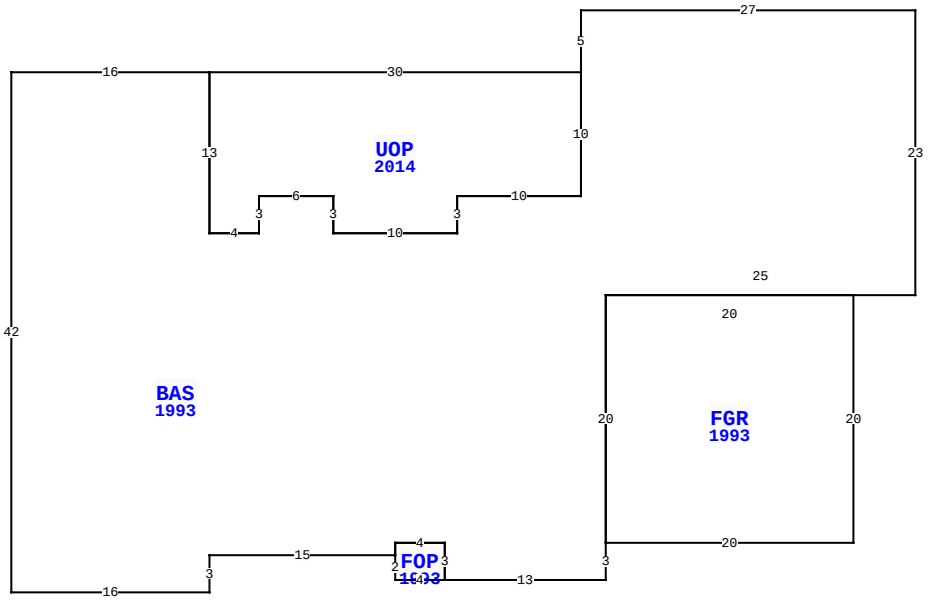
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	1993	2,185	273,669
FGR	400	55	1993	220	27,555
FOP	12	30	1993	4	501
UOP	342	20	2014	68	8,517
TOTALS	2,939			2,477	310,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,477	128.8368	170.06	421,239	1987	1987	0	0	0	26.35	73.65

1 SNGL FAM – 100% - 2020 Heated Area: 2185 HX Base Yr 2020



2134 N LAKESIDE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		310,243
TOTAL MARKET OB/XF VALUE		16,927
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		602,170
SOH/AGL Deduction		246,472
ASSESSED VALUE		355,698
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		299,976
TOTAL JUST VALUE		602,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428755	PTO ROOF	15,958	05/01/2014
6384	SWIM POOL	9,600	04/04/1990
BP4102	N/A	72,500	05/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/1461	5/13/2019	WD	Q	I	01	412,000
GRANTOR: SCHWARTZ MARY						
GRANTEE: MONTERDE GREGORY M						
1692/0824	7/27/2010	QC	U	I	11	100
GRANTOR: SCHWARTZ MARY & LINDA						
GRANTEE: SCHWARTZ MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S5 UOP=[YR=2014] W30 S13 E4 N3 E6 S3 E10 N3 E10 N10$ S10 W10 S3 W10 N3 W6 S3 W4 N13 W16 S42E16 N3 E15 FOP=[YR=1993] S2 E4 N3 W4 S1$N1 E4 S3 E13 N3 FGR=[YR=1993] E20 N20 W20 S20$ N20 E25 N23$.

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	63	16	1,008.00	SF	4.00	4.00	100	1987	1987	3	49.5	1,996	
2	0810	CONCRETE A	0	100	53	3	159.00	SF	6.50	6.50	100	1987	1987	3	49.5	512	
3	0845	KOOL DECK	0	100	0	0	392.00	SF	7.25	7.25	100	1990	1990	3	57	1,620	
4	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1990	1990	3	20	8,704	
5	0911	SCRN RM A	0	100	39	30	1,170.00	SF	17.50	17.50	100	1991	1991	3	20	4,095	

LAND DESCRIPTION

TOTAL OB/XF 16,927

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