LOT 6
IN OR 2149/670
EGANS BLUFF #1 PB 5/93

LYDEN BRENDAN J & AGNES
2184 LAKESIDE DRIVE EAST
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0006-0000

BUILDING CHARACTERISTICS

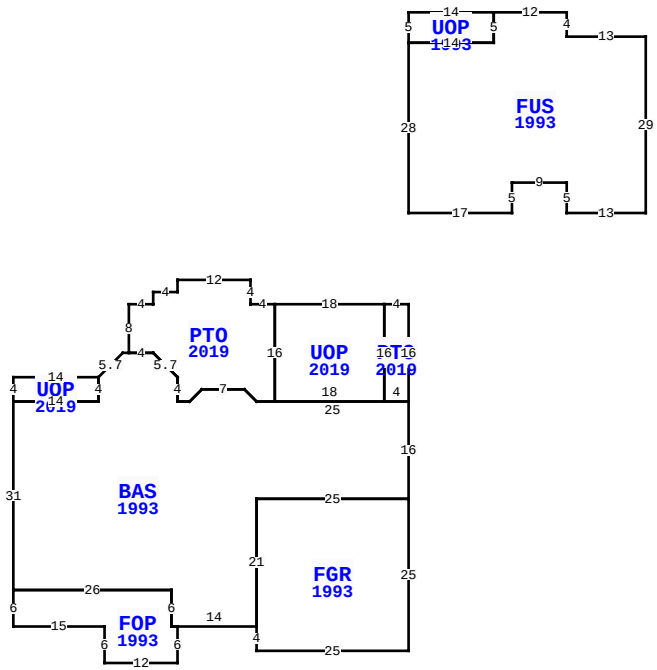
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,830	100	1993	1,830	241,527
FGR	625	55	1993	344	45,402
FOP	228	30	1993	68	8,974
FUS	1,120	100	1993	1,120	147,819
PTO	64	5	2019	3	396
PTO	366	5	2019	18	2,376
UOP	70	20	1993	14	1,848
UOP	56	20	2019	11	1,451
UOP	288	20	2019	58	7,655
TOTALS	4,647			3,466	457,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,466	119.9772	166.77	578,025	1988	1988	0	0	0	20.86	79.14

1 SNGL FAM 100% - 2019 Heated Area: 2950 HX Base Yr 2019



2184 E LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		457,449
TOTAL MARKET OB/XF VALUE		56,300
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		857,499
SOH/AGL Deduction		326,924
ASSESSED VALUE		530,575
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		479,164
TOTAL JUST VALUE		857,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		841,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004414	SCRNROOM	13,140	07/01/2019
M15866	H/AC	0	01/01/2011
B22431	REMODEL	4,482	04/01/2009
4721	NEW CONSTR	113,200	03/10/2988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0670	9/29/2017	WD	Q	I	01	459,000
GRANTOR: BLACK MAUREEN						
GRANTEE: LYDEN BRENDAN J & A						
1612/1455	3/31/2009	WD	Q	I	01	413,500
GRANTOR: FREDERICK BONNIE F						
GRANTEE: BLACK RICHARD & MAU						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W4 UOP=[YR=2019] W18 PTO=[YR=2019] W4N4W12S2W4S2W4S8 BAS=[YR=1993] W1 D4 L4 UOP=[YR=2019] W14 S4 E14 N4$ S4 W14 S31FOP=[YR=1993] S6 E15 S6 E12 N6 W1 N6W26$ E26 S6 E14 FGR=[YR=1993] S4 E25N25 W25 S21$ N21 E25 N16 W25 L2 U2 W7 D2 L2 W2 N4 U4 L4 W4$ E4 D4 R4 S4 E2 R2 U2 E7 D2 R2 E3 N16$ S16 E18 N16$ S16 E4 N16$ PTR=N15 FUS=[YR=1993] N28 UOP=[YR=1993] N5E14 S5 W14$E14 N5 E12 S4 E13 S29 W13 N5 W9 S5W17 $ S15$.

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
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	2,400	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	78	3,900	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 56,300

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	275,000.00	343,750.00	343,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 07/09/2026 BY SYS