



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	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

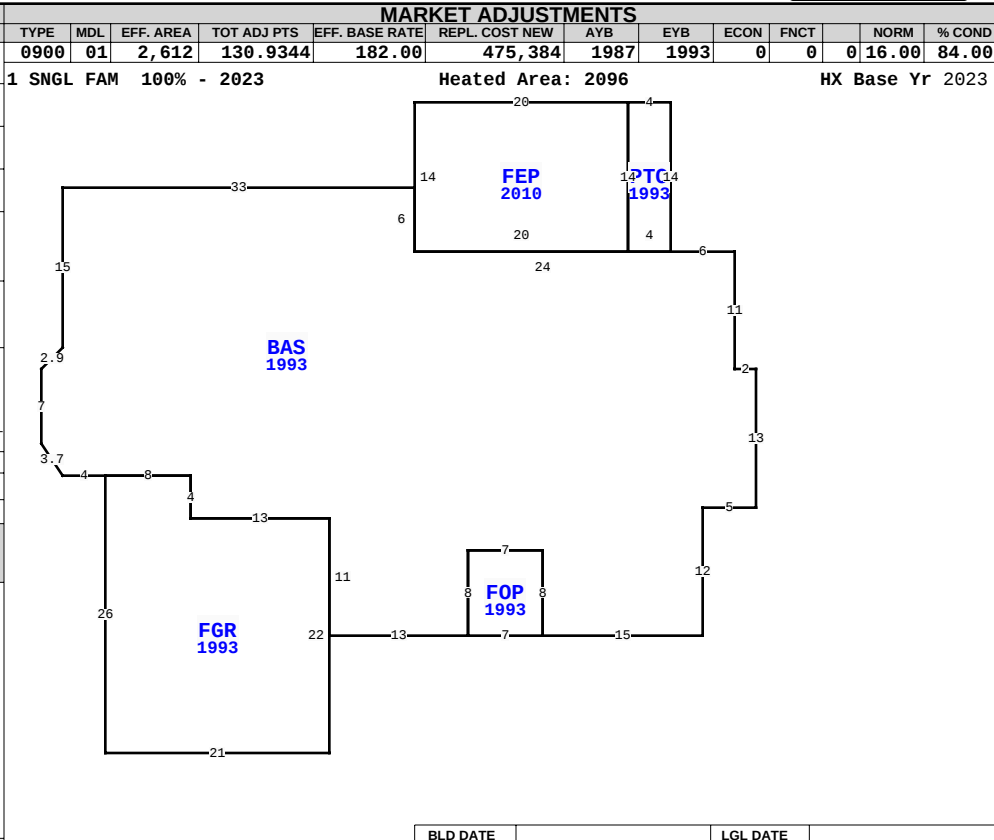
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	1993	2,096	320,436
FEP	280	80	2010	224	34,245
FGR	494	55	1993	272	41,583
FOP	56	30	1993	17	2,599
PTO	56	5	1993	3	459

TOTALS	2,982			2,612	399,323
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1242	WD DECK A	0	100	20	14	280.00	SF	10.00
5	0820	WOOD WALK	0	100	38	3	114.00	SF	11.75



2162 E LAKESIDE DR, FERNANDINA BEACH

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

LAND DESCRIPTION										TOTAL OB/XF										2,256	
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	LA VA				
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	3				
REVIEW DATE		01/01/2023		BY CD		Total Acres: 0.00			Total Land Value: 343,750				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1										8
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 8										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										399,323										
TOTAL LAND VALUE - MARKET										343,750										
TOTAL MARKET VALUE										745,329										
SOH/AGL Deduction										116,500										
ASSESSED VALUE										628,829										
TOTAL EXEMPTION VALUE										HX HB 51,411										
BASE TAXABLE VALUE										577,418										
TOTAL JUST VALUE										745,329										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										730,328										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3771	N/A	61,450	12/19/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2282/1896	6/04/2019	WD	Q	I	01	475,000	
GRANTOR: CONSTANT ALEXANDER E							
GRANTEE: BUNT THEODORE J & E							
0796/1545	6/17/1997	WD	Q	I		180,000	
GRANTOR: WORTHINGTON WALTER H							
GRANTEE: CONSTANT ALEXANDER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 PTO=[YR=1993] N14 W4 FEP=[YR=2010] W20 S14 E20 N14\$ S14 E4\$ W24 N6 W33 S15 L2 D2 S7 R2 D3 E4 FGR=[YR=1993] S26 E21N22 W13 N4 W8\$ E8 S4 E13 S11 E13 FOP=[YR=1993] E7 N8 W7 S8\$ N8 E7 S8 E15 N12 E5 N13 W2 N11\$.									