LOT 9
EGAN'S BLUFF # 1 PB 5/93

RUSSELL HENRY & SUSAN
2156 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0009-0000

BUILDING CHARACTERISTICS

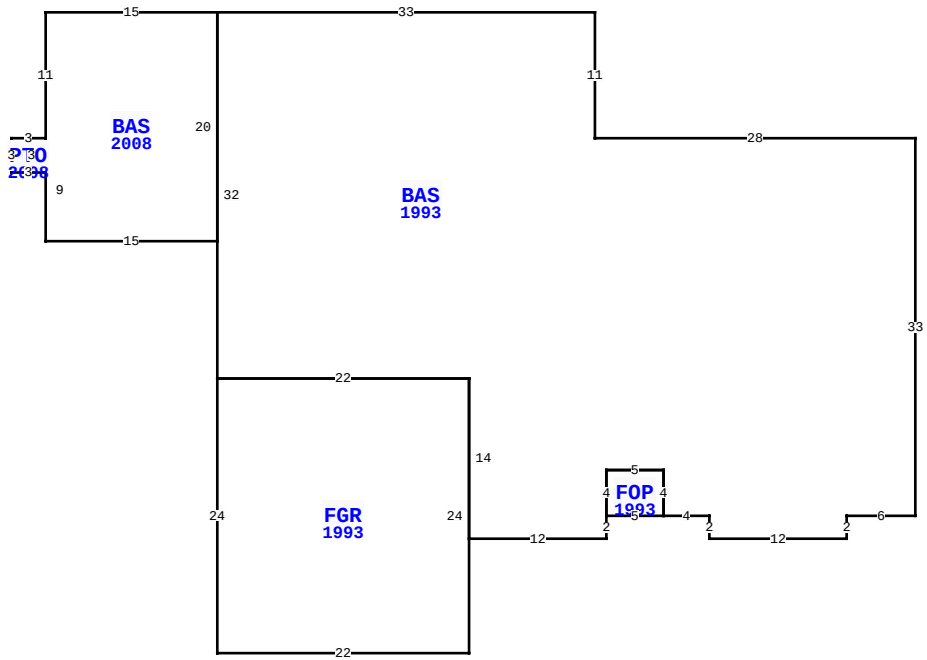
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,140	100	1993	2,140	284,109
BAS	300	100	2008	300	39,828
FGR	528	55	1993	290	38,501
FOP	20	30	1993	6	797
PTO	9	5	2008	0	0
TOTALS	2,997			2,736	363,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,736	121.3296	168.65	461,426	1988	1988	0	0	0	21.28	78.72

1 SNGL FAM 100% - 2020 Heated Area: 2440 HX Base Yr 2020



2156 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		363,235
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		708,185
SOH/AGL Deduction		289,879
ASSESSED VALUE		418,306
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		366,895
TOTAL JUST VALUE		708,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		697,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21839	ADDITION	24,500	09/01/2008
E21242	ELEC OTHER	500	09/01/2008
4888	NEW CONSTR	71,314	05/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0408	10/12/2019	WD	Q	I	01	487,500
GRANTOR: TURNER LIVING TRUST						
GRANTEE: RUSSELL HENRY & SUS						
1725/1638	1/03/2010	WD	U	I	30	100
GRANTOR: TURNER DAVID C & JANE						
GRANTEE: TURNER DAVID C & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N11 W33 BAS=[YR=2008] W15 S11 PTO=[YR=2008] W3 S3 E3 N3$ S9 E15 N20$ S32 FGR=[YR=1993] S24 E22 N24 W22$ E22 S14 E12 N2 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E4 S2 E12 N2 E6 N33$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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