

LOT 14
IN OR 2219/177
EGAN'S BLUFF #1 PB 5/93

ROBERTO FRANK THOMAS & CYNTHIA ANN
2166 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0014-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	20	FACE BRICK 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 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
NEIGHBORHOOD/LOC		2031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1993	1,944	286,888
FGR	575	55	1993	316	46,634
FOP	20	30	1993	6	885
PTO	548	5	2019	27	3,985
TOTALS	3,087			2,293	338,392

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,293	123.7446	172.00	394,396	1987	2000	0	0	14.20	85.80
1 SNGL FAM		100% - 2022		Heated Area: 1944				HX Base Yr 2022			

The diagram illustrates a property layout with several distinct areas and their dimensions. The main area is a large rectangle with a width of 46 and a height of 12. To the right of this main area is a smaller rectangle with a width of 21 and a height of 14. Below the main area is a small square labeled 'FOP 1993' with dimensions 5, 4, 3, and 2. To the right of the 'FOP 1993' area is a larger rectangle labeled 'FGR 1993' with dimensions 23, 25, 19, and 4. The dimensions are labeled along the edges of the rectangles. The text 'PTO 2019' is located in the upper left area, 'BAS 1993' is in the lower left area, and 'FGR 1993' is in the lower right area.

BLD DATE	LGL DATE
XF DATE	LAND DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE		338,392				
TOTAL MARKET OB/XF VALUE		57,897				
TOTAL LAND VALUE - MARKET		343,750				
TOTAL MARKET VALUE		740,039				
SOH/AGL Deduction		111,449				
ASSESSED VALUE		628,590				
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE		577,179				
TOTAL JUST VALUE		740,039				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		742,181				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1987
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	100	1988
7	0911	SCRN RM A	0	100	0	0	1,014.00	SF	18.00	100	2019
TOTAL OB/XF 57,897											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00
REVIEW DATE 01/01/2023 BY CD											