

ECK ERIC & SHERRY
2120 LAKESIDE DR S
FERNANDINA BEACH, FL 32034

00-00-30-021A-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 50
Exterior Wall16 WD FR STUC 50
Roof Structur03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floo14 CARPET 70
Interior Floo11 CLAY TILE 30
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100
Bedrooms4 100
Bathrooms2 100

Frame Stories Units02 WOOD FRAME 100
1. 1. 100
0 100
BUD8 Adjustme Occupancy05 DIST 1A 100
00 NONE 100

Quality06 Quality Level 06
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2031.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS2,33810019932,338331,054
BAS144100199614420,390
FGR53455199329441,630
FOP203019936849
STP151019932283
STP201019962283

TOTALS3,0712,786394,489

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTS
0900012,786119.6736
1 SNGL FAM100% - 2022

MARKET ADJUSTMENTS

EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
166.35463,451198819950014.8885.12

Heated Area: 2482HX Base Yr 2022

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 8Tax Dist:
BUILDING MARKET VALUE394,489
TOTAL MARKET OB/XF VALUE2,100
TOTAL LAND VALUE - MARKET385,000
TOTAL MARKET VALUE781,589
SOH/AGL Deduction230,913
ASSESSED VALUE550,676
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE499,265
TOTAL JUST VALUE781,589
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE773,962

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE
1795/04905/25/2012WDQI02310,000
GRANTOR:HARROLD BRIAN S TRUST
GRANTEE:ECK ERIC & SHERRY
1650/013711/24/2009WDUI30100
GRANTOR:HARROLD BRIAN S
GRANTEE:HARROLD BRIAN S TRU

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W7 STP=[YR=1993] N3 W5 S3 BAS=[YR=1993] W9 N1
BAS=[YR=1996] N12 W8 STP=[YR=1996] N4 W5 S4 E5 \$ W4 S12 E12 \$
W12 N12 W46 S14 E2 S27 E25 S4 E14 FOP=[YR=1993] E5 N4 W5 S4 \$
N4 E5 S4 E12 N26 E9 N6 \$ E5 \$ W5 S6 W9 S22 E21 N28 \$.

LAND DESCRIPTION

TOTAL OB/XF2,100

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.40275,000.00385,000.00385,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 385,000Market: 0Agricultural: 0Common: 385,000PRINTED 07/09/2026 BY SYS