LOT 30
IN OR 2348/1792
EGAN'S BLUFF # 1 PB 5/93

EHRMAN FAY M L/E/
1941 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0030-0000

BUILDING CHARACTERISTICS

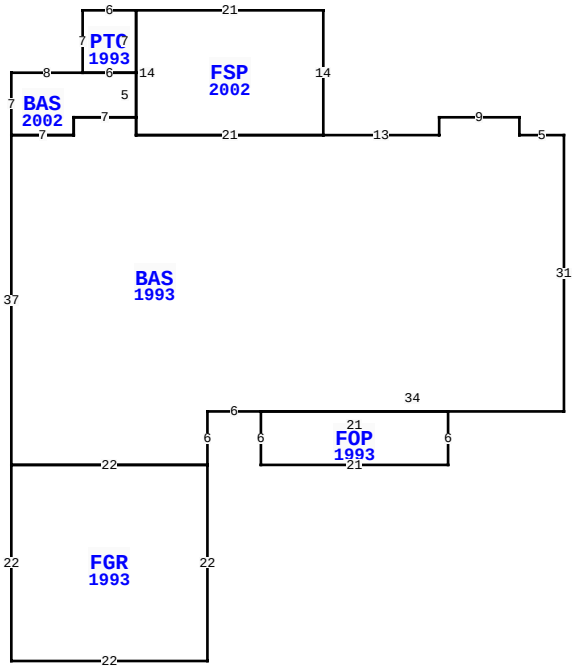
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,086	100	1993	2,086	266,502
BAS	84	100	2002	84	10,732
FGR	484	55	1993	266	33,984
FOP	126	30	1993	38	4,855
FSP	294	40	2002	118	15,075
PTO	42	5	1993	2	255
TOTALS	3,116			2,594	331,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,594	123.8688	172.18	446,635	1986	1989	0	0	0	25.80	74.20

1 SNGL FAM 100% - 2002 Heated Area: 2170 HX Base Yr 2002



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

1941 S LAKESIDE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		331,403
TOTAL MARKET OB/XF VALUE		3,920
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		610,323
SOH/AGL Deduction		309,921
ASSESSED VALUE		300,402
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		243,991
TOTAL JUST VALUE		610,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209781	NEW CONSTR	2,600	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/681	4/27/2023	LE	U	I	11	100
GRANTOR: EHRMAN FAY M & ROBERT						
GRANTEE: SANTORE COURTNEY L						
2348/1792	3/18/2020	LE	U	I	11	100
GRANTOR: EHRMAN FAY M & ROBERT						
GRANTEE: MOORE PATRCIA A & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N2 W9 S2 W13 FSP=[YR=2002] N14 W21
PTO=[YR=1993] W6 S7 BAS=[YR=2002] W8 S7 E7 N2 E7 N5 W6 $ E6
N7 $ S14 E21 $ W21 N2 W7 S2 W7 S37 FGR=[YR=1993] S22 E22 N22
W22 $ E22 N6 E6 FOP=[YR=1993] S6 E21 N6 W21 $ E34 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	3,920	

LAND DESCRIPTION

TOTAL OB/XF 3,920

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS