

LOT 34
IN OR 895/1256
EGANS BLUFF #1 PB 5/93

KELLUM HERBERT C & GAYLE W
2127 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	18	SLATE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,684	100	1993	1,684	238,202
FGR	484	55	1993	266	37,626
FOP	88	30	1993	26	3,677
FOP	260	30	1993	78	11,033
FUS	484	100	1993	484	68,462
TOTALS	3,000			2,538	359,001

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0820	WOOD WALK	0	100	0	0	324.00	SF	11.75
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
11	1242	WD DECK A	0	100	24	19	456.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,538	125.6352	174.63	443,211	1987	1987		0	0	19.00
1 SNGL FAM 100% - 2000 Heated Area: 2168 HX Base Yr 2000											
2127 S LAKESIDE DR, FERNANDINA BEACH											

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					359,001				
TOTAL MARKET OB/XF VALUE					46,095				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					680,096				
SOH/AGL Deduction					372,570				
ASSESSED VALUE					307,526				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					256,115				
TOTAL JUST VALUE					680,096				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					638,634				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107935	SWIM POOL	14,100	02/01/2001
E017732	CHNGE SRVC	0	02/01/2001
BP 3638	N/A	67,600	09/26/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/1256	8/18/1999	WD	Q	I		240,000
GRANTOR: STRICKLAND JUDY A						
GRANTEE: KELLUM HERBERT C &						
0849/1030	9/21/1998	WD	Q	I		205,000
GRANTOR: BOTTORFF JERRY L & KA						
GRANTEE: STRICKLAND JUDY A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W5 N2 W7 S2 W5 FOP=[YR=1993] W20 FGR=[YR=1993] N6 W22 S22 E22 N16\$ S13 E20 N13\$ S13 W20 S3 W37 S24 E30 FOP=[YR=1993] E14 N5 W8 N3 W6 S8\$ N8 E6 S3 E14 N3 E8 N8 E16 N24\$PTR=E15 FUS=[YR=1993] E22 S22 W22 N22\$ W15\$.									