

LOT 39
IN OR 2202/1831
EGANS BLUFF #1 PB 5/93

CARRIGER JEFFREY P & LAURIE L
2159 LAKESIDE DR E
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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
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NEIGHBORHOOD/LOC	2031.00
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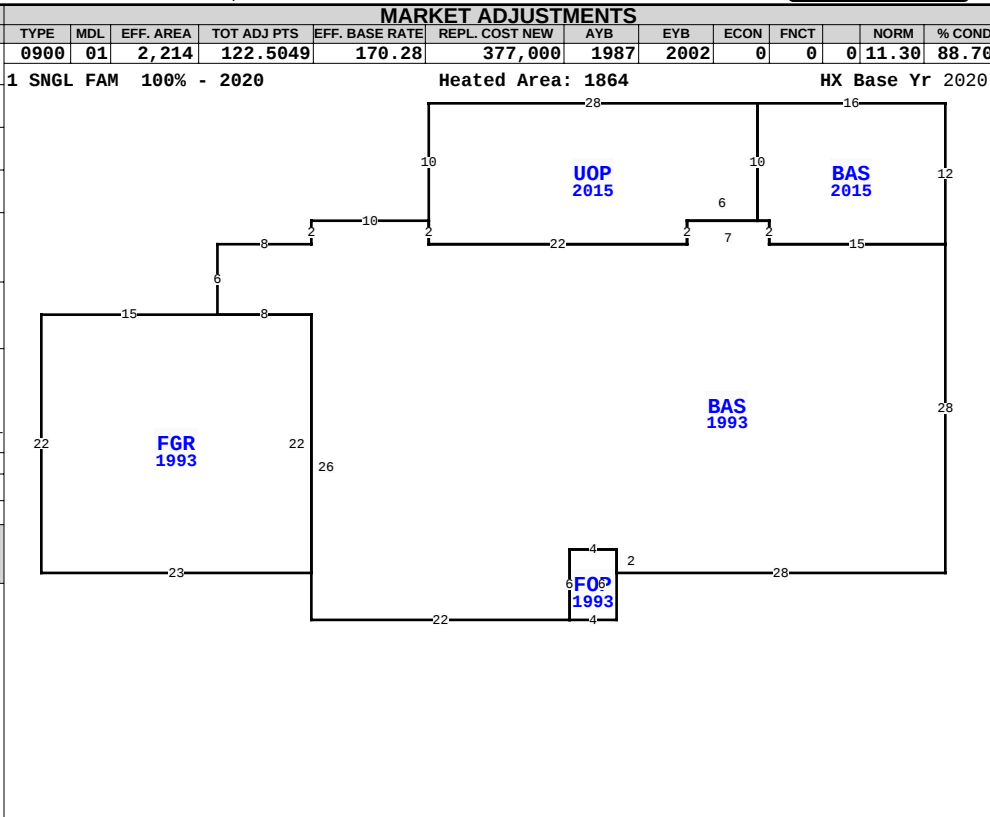
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1993	1,674	252,838
BAS	190	100	2015	190	28,697
FGR	506	55	1993	278	41,989
FOP	24	30	1993	7	1,057
UOP	324	20	2015	65	9,817

TOTALS	2,718			2,214	334,399
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0911	SCRN RM A	0	100	0	0	1,216.00	SF	18.00
8	0911	SCRN RM A	0	100	15	6	90.00	SF	18.00

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

REVIEW DATE	01/01/2023	BY	CD
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TOTAL OB/XF									
59,170									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0911	SCRN RM A	0	100	0	0	1,216.00	SF	18.00
8	0911	SCRN RM A	0	100	15	6	90.00	SF	18.00

2159 E LAKESIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	334,399		
TOTAL MARKET OB/XF VALUE	59,170		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	668,569		
SOH/AGL Deduction	284,163		
ASSESSED VALUE	384,406		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	332,995		
TOTAL JUST VALUE	668,569		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	631,148		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009281	911-90SF	3,950	07/20/2023
20212767	REPAIR/RRF	0	03/01/2021
B1531381	SCRENC	26,784	11/01/2015
B1530826	ADDITION	20,277	07/01/2015
B9602985	SWIM POOL	12,000	06/01/1996
BP3674	N/A	51,680	10/22/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2202/1831	6/08/2018	WD	Q	I	02
GRANTOR: MERRIAM JOHN G & JESS					
GRANTEE: CARRIGER JEFFREY P					
1932/1826	8/14/2014	WD	Q	I	01
GRANTOR: SANDERS GARY P & TERE					
GRANTEE: MERRIAM JOHN G & JE					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2015] W16 UOP=[YR=2015] W28 S10 BAS=[YR=1993] W10 S2 W8 S6 FGR=[YR=1993] W15 S22 E23 N22 W8 \$ E8 S26 E22 FOP=[YR=1993] E4 N6 W4 S6 \$ N6 E4 S2E28 N28 W15 N2 W7 S2 W22 N2\$ S2 E22 N2 E6 N10\$ S10 E1 S2 E15 N12\$.					