LOT 58
EGAN'S BLUFF #2 PB 5/102

MANGEL ELIZABETH K L/E/
1891 LAKESIDE DR N
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

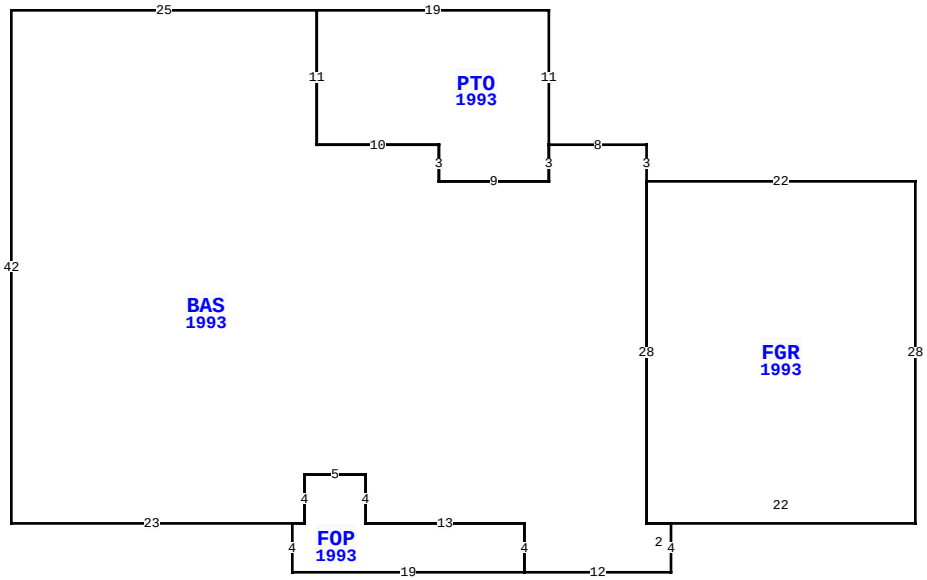
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,888	100	1993	1,888	298,682
FGR	616	55	1993	339	53,630
FOP	96	30	1993	29	4,588
PTO	236	5	1993	12	1,898
TOTALS	2,836			2,268	358,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	133.6622	185.79	421,372	1987	1998	0	0	0	14.85	85.15

1 SNGL FAM 100% - 2019 Heated Area: 1888 HX Base Yr 2019



1891 N LAKESIDE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		358,798
TOTAL MARKET OB/XF VALUE		44,530
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		678,328
SOH/AGL Deduction		295,770
ASSESSED VALUE		382,558
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		326,147
TOTAL JUST VALUE		678,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5884	SWIM POOL	11,000	07/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1219	10/03/2024	LE	U	I	11	100
GRANTOR: MANGEL ELIZABETH K						
GRANTEE: THOMPSON KATHERINE						
2174/0792	1/30/2018	WD	Q	I	02	420,000
GRANTOR: ANDERSON MICHAEL C &						
GRANTEE: MANGEL JOHN H & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] N3 W8 PTO=[YR=1993] N11 W19 S11 E10 S3 E9 N3$ S3 W9 N3 W10 N11 W25 S42 E23 FOP=[YR=1993] S4 E19N4 W13 N4 W5 S4 W1$ E1 N4 E5 S4 E13 S4 E12 N4 W2 N28$ S28 E22 N28$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 44,530

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