



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 70	0900	01	2,609	124.6080	147.97	386,054	2003	2003	0	0	0	9.50	90.50	VALUATION BY	STANDARD												
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2021										Heated Area: 2229										HX Base Yr 2021						
Roof Structur	08	IRREGULAR 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	15	HARDTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			05	Quality Level 05																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			01																						
NEIGHBORHOOD/LOC			1081.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,854	100	1,854	248,274																									
FGR	464	55	255	34,147																									
FOP	30	30	9	1,205																									
FSP	239	40	96	12,856																									
FST	36	55	20	2,678																									
FUS	375	100	375	50,218																									
TOTALS			2,998		2,609	349,379																							
EXTRA FEATURES			2605 PORTSIDE DR, FERNANDINA BEACH																										
L N	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												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080													
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2003	2003	3	84	218													
3	0810	CONCRETE A	0	100	24	16	384.00	SF	6.50	6.50	100	2003	2003	3	84	2,097													
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2003	2003	3	22	106													
5	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	22	53													
6	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2003	2003	3	84	215													
LAND DESCRIPTION										TOTAL OB/XF										5,769									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000												
REVIEW DATE 07/13/2018 BY DJX										Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000										PRINTED 08/02/2023 BY SYS									

VALUATION SUMMARY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032305	NEW CONSTR	2,000	01/08/2003
20021151	NEW CONSTR	196,900	07/03/2002

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2366/0289	5/12/2020	WD U	I
GRANTOR: HOUEZ VICTOR D & LAVE			
GRANTEE: HOUEZ HEZEKIAH & JA			
2361/0576	5/12/2020	WD U	I
GRANTOR: HOUEZ VICTOR D & LAVE			
GRANTEE: HOUEZ HEZEKIAH & JA			

BUILDING NOTES			

BUILDING DIMENSIONS			
FSP=[YR=2003]	W26	BAS=[YR=2003]	W14
FOP=[YR=2003]	E6	FGR=[YR=2003]	S14
FST=[YR=2003]	W9	S4	E9
\$ PTR=	E15S45	FUS=[YR=2003]	E15