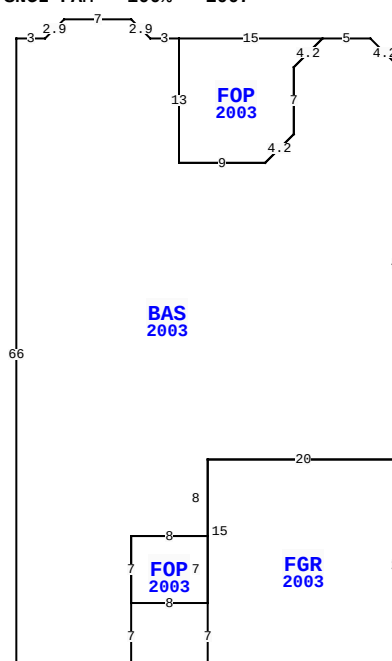


LYON ALLAN W & MARTHA L
2609 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-152C-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD									
Exterior Wall	16	WD FR STUC	70	0900	01	2,252	126.4494	150.16	338,160	2003	2003	0	0	9.50	90.50	Tax Group: 2					Tax Dist:								
Exterior Wall	23	REINF CONC	30	1 SNGL FAM - 100% - 2007										Heated Area: 1946					HX Base Yr 2007										
Roof Structure	08	IRREGULAR	100											BUILDING MARKET VALUE					306,035										
Roof Cover	03	COMP SHNGL	100											TOTAL MARKET OB/XF VALUE					7,468										
Interior Wall	05	DRYWALL	100											TOTAL LAND VALUE - MARKET					203,500										
Interior Floor	14	CARPET	60											TOTAL MARKET VALUE					517,003										
Interior Floor	15	HARDTILE	40											SOH/AGL Deduction					235,270										
Air Condition	03	CENTRAL	100											ASSESSED VALUE					281,733										
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE					HX HB 50,000										
Bedrooms	3	100												BASE TAXABLE VALUE					231,733										
Bathrooms	2	100												TOTAL JUST VALUE					517,003										
Frame	02	WOOD FRAME	100											NCON VALUE					0										
Stories	1.	1. 100		INCOME VALUE																									
Units	0	100		PREVIOUS YEAR MKT VALUE					523,411																				
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	1,946	100	1,946	264,451																									
FGR	440	55	242	32,887																									
FOP	56	30	17	2,310																									
FOP	156	30	47	6,387																									
TOTALS										2,598	2,252	306,035																	
EXTRA FEATURES										2609 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	0835	QUARY TILE	0 100	7	8	56.00	SF	15.00	15.00	100	2004	2004	3	86	722														
3	0810	CONCRETE A	0 100	37	16	592.00	SF	6.50	6.50	100	2003	2003	3	84	3,232														
4	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2003	2003	3	84	328														
5	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2003	2003	3	22	53														
6	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	22	53														
LAND DESCRIPTION										TOTAL OB/XF 7,468																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500												
REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 203,500 Market: 0 Agricultural: 0 Common: 203,500 PRINTED 08/02/2023 BY SYS																													