

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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
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	1,954	100	1,954	259,683
DCK	323	10	32	4,253
FEP	156	80	125	16,612
FGR	440	55	242	32,162
FOP	96	30	29	3,854

TOTALS	2,969		2,382	316,564
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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
2	0810	CONCRETE A	0	100	5	8	40.00	SF	6.50
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50
4	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,382	125.0480	148.49	353,703	2001	2001	0	0
1 SNGL FAM - 100% - 2002									
Heated Area: 1954					HX Base Yr 2002				

2611 PORTSIDE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
6,975	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1.10	185,000.00	203,500.00	203,500						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		316,564	
TOTAL MARKET OB/XF VALUE		6,975	
TOTAL LAND VALUE - MARKET		203,500	
TOTAL MARKET VALUE		527,039	
SOH/AGL Deduction		239,513	
ASSESSED VALUE		287,526	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		237,526	
TOTAL JUST VALUE		527,039	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151851	DECK	10,000	08/01/2015
20061000	DEMOLITION	0	05/12/2006
20042340	REMODEL	3,000	12/14/2004
20014150	NEW CONSTR	215,000	10/03/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0997/1865	7/16/2001	WD	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: FOUTZ MARK A & SUSAN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2001] L3 U3 DCK=[YR=2015] N9 U6 L28 L3 D5 D3 R6 S7 E5 FEP=[YR=2009] S13 E9 U3 R3 N7 U3 R3 W15 E20 W5 L3 D3 S7 D3 L3 W9 N13 W5 N2 W7 S2 W5 S66 E2 R2 D2 E4 U2 R2 E2 N2 FOP=[YR=2001] E8 FGR=[YR=2001] S2 E20 N22 W20 S20 S N12 W8 S12 S N12 E8 N8 E20 N41 \$.					