

LOT 7
IN OR 1307/1481
OCEAN CAY PB 6/166

GRASS STEPHEN A & BETTE J
2613 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0007-0000



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	2,338	125.0480	148.49	347,170	2001	2001	0	0	10.50	89.50	STANDARD														
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2006													Heated Area: 1874													
Roof Structur	08	IRREGULAR 100														HX Base Yr 2006													
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		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	1,874	100	1,874	249,052																									
FEP	239	80	191	25,384																									
FGR	480	55	264	35,085																									
FOP	30	30	9	1,196																									
TOTALS			2,623	2,338	310,717																								
EXTRA FEATURES			2613 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	2001	2001	3	86	3,010													
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	82	210													
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2001	2001	3	82	341													
4	0810	CONCRETE A	0	100	29	16	464.00	SF	6.50	6.50	100	2001	2001	3	82	2,473													
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48													
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48													
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2001	2001	3	20	32													
TOTAL OB/XF 6,162																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													