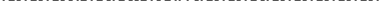


OBRIEN KATHLEEN M &/GRAVES ERIK P
2619 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2023



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 % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 70										0900 01 2,170 123.3232 146.45 317,796 2000 2000 0 0 0 11.00 89.00										VALUATION BY STANDARD									
Exterior Wall 23 REINF CONC 30										1 SNGL FAM - 100% - 2002 Heated Area: 1765 HX Base Yr 2002										Tax Group: 2 Tax Dist:									
Roof Structure 08 IRREGULAR 100																				BUILDING MARKET VALUE 282,838									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 55,190									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 185,000									
Interior Floor 14 CARPET 90																				TOTAL MARKET VALUE 523,028									
Interior Floor 11 CLAY TILE 10																				SOH/AGL Deduction 231,360									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 291,668									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 241,668									
Bathrooms 2 100																				TOTAL JUST VALUE 523,028									
Frame Stories 02 WOOD FRAME 100																				NCON VALUE 0									
Units 1. 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 511,657																			
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 1,765 100 1,765 230,051																													
FGR 508 55 279 36,365																													
FOP 89 30 27 3,519																													
FSP 247 40 99 12,904																													
TOTALS 2,609 2,170 282,838																													
EXTRA FEATURES 2619 PORTSIDE DR, FERNANDINA BEACH										BLD DATE																			
										XF DATE																			
										LGL DATE																			
										LAND DATE																			
										AG DATE																			
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 2000 2000 3 85 2,975																													
2 1242 WD DECK A 0 100 4 3 12.00 SF 15.00 15.00 100 2000 2000 3 20 36																													
3 1242 WD DECK A 0 100 3 3 9.00 SF 10.00 10.00 100 2000 2000 3 20 18																													
4 0819 CONC 12" 0 100 3 3 9.00 SF 9.50 9.50 100 2000 2000 3 80 68																													
5 0810 CONCRETE A 0 100 11 4 44.00 SF 6.50 6.50 100 2000 2000 3 80 229																													
6 0810 CONCRETE A 0 100 32 16 512.00 SF 6.50 6.50 100 2000 2000 3 80 2,662																													
7 0861 POOL GUNIT 0 100 0 0 151.00 SF 170.00 170.00 100 2015 2015 3 81 20,793																													
8 0855 CONC PAVER 0 100 0 0 832.00 SF 10.00 10.00 100 2015 2015 3 96 7,987																													
9 0462 ST/AL FNC 0 100 0 0 456.00 SF 10.00 10.00 100 2015 2015 3 81 3,694																													
10 0911 SCRNM RM A 0 100 0 0 936.00 SF 17.50 17.50 100 2018 2018 3 86 14,087																													
LAND DESCRIPTION TOTAL OB/XF 52,549																													
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																													

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY															
																									VALUATION BY					STANDARD										
																									Tax Group: 2					Tax Dist:										
																									BUILDING MARKET VALUE					282,838										
																									TOTAL MARKET OB/XF VALUE					55,190										
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																									TOTAL MARKET VALUE					523,028										
																									SOH/AGL Deduction					231,360										
																									ASSESSED VALUE					291,668										
																							HX HB		TOTAL EXEMPTION VALUE					50,000										
																									BASE TAXABLE VALUE					241,668										
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																									NCON VALUE					0										
																									INCOME VALUE															
																									PREVIOUS YEAR MKT VALUE					511,657										