

LOT 39
IN OR 968/771
OCEAN CAY PB 6/166

JORDAN DONALD F & NANCY M
404 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0039-0000



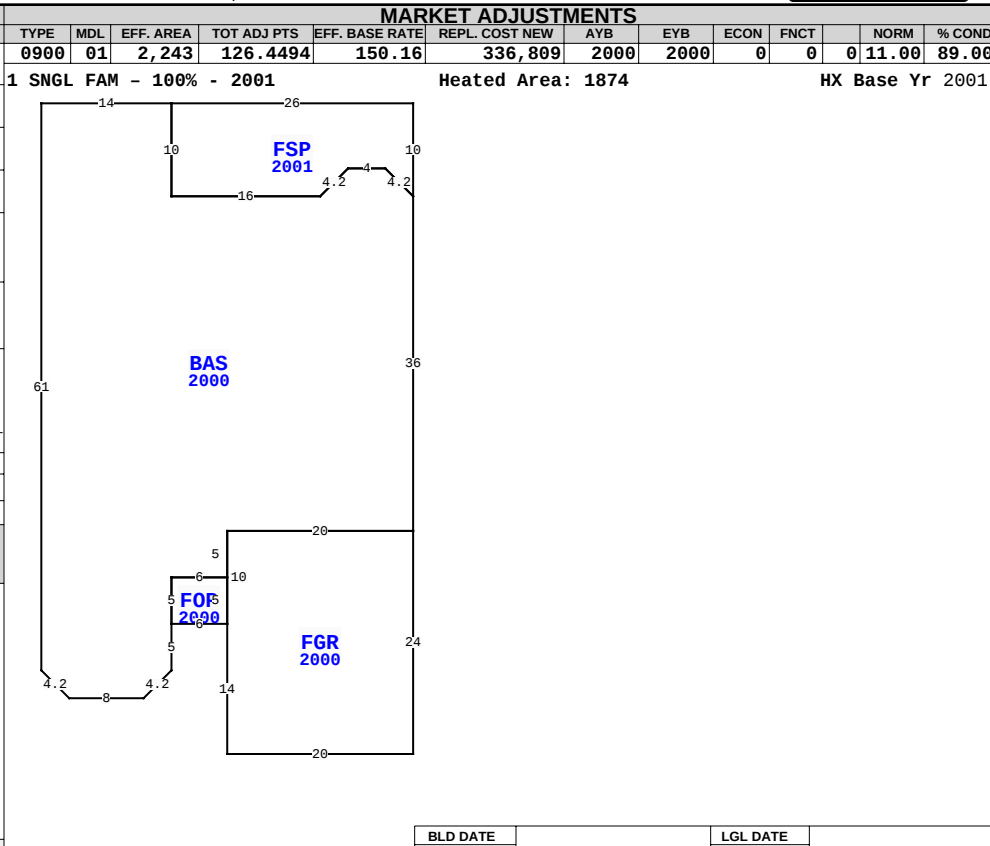
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	250,446
FGR	480	55	264	35,281
FOP	30	30	9	1,202
FSP	239	40	96	12,829
TOTALS	2,623		2,243	299,760

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	34	16	544.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	
3	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	15.00	
5	0858	SCULP CONC	0	100	0	0	537.00	SF	13.00	13.00	
6	0835	QUARY TILE	0	100	5	6	30.00	SF	20.00	20.00	
7	0476	VF 6 SBPL	0	100	0	0	98.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
13,118											

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13,118											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
299,760											
TOTAL MARKET OB/XF VALUE											
13,118											
TOTAL LAND VALUE - MARKET											
185,000											
TOTAL MARKET VALUE											
497,878											
SOH/AGL Deduction											
225,731											
ASSESSED VALUE											
272,147											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
222,147											
TOTAL JUST VALUE											
497,878											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
501,589											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130978	VYNLFNC	0	05/02/2013
20101332	H/AC	3,500	08/10/2010
20010112	REMODEL	2,000	01/26/2001
20010113	XFOB	3,000	01/26/2001
20010057	XFOB	2,000	01/18/2001
2003076	NEW CONSTR	197,260	05/25/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0968/0771	1/26/2001	WD	Q	I		202,000	
GRANTOR: PANITZ HOMES							
GRANTEE: JORDAN DONALD F & N							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2001] W26 BAS=[YR=2000] W14 S61 R3 D3 E8 R3 U3 N5 FOP=[YR=2000] E6 FGR=[YR=2000] S14 E20 N24 W20 S10 \$ N5 W6 S5 \$ N5 E6 N5 E20 N36 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3 E4 D3 R3 N10 \$.											