

LOT 41
IN OR 2540/389
OCEAN CAY PB 6/166

HOLMES SHARON ELIZABETH TRUST/HOLMES SHARON E TRUS
408 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0041-0000



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 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
---------	----------	----

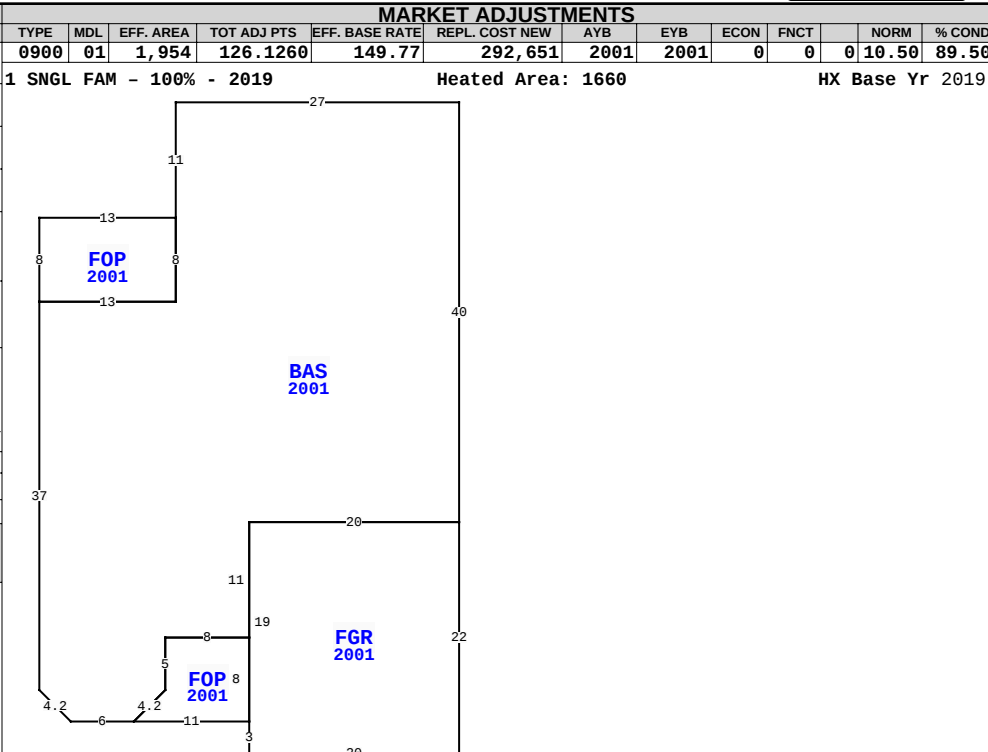
NEIGHBORHOOD/LOC	1081.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	222,513
FGR	440	55	242	32,438
FOP	69	30	21	2,815
FOP	104	30	31	4,155

TOTALS	2,273	1,954	261,923
--------	-------	-------	---------

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	39	16	624.00	SF	6.50
3	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
5	1242	WD DECK A	0	100	2	4	8.00	SF	10.00
6	1242	WD DECK A	0	100	9	8	72.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	415.00	SF	10.00

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



408 PORTSIDE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2001	2001	3	86	3,010	
100	2001	2001	3	82	3,326	
100	2001	2001	3	82	149	
100	2001	2001	3	20	48	
100	2001	2001	3	20	16	
100	2004	2004	3	24	173	
100	2004	2004	3	86	3,569	

TOTAL OB/XF									
10,291									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					261,923				
TOTAL MARKET OB/XF VALUE					10,291				
TOTAL LAND VALUE - MARKET					185,000				
TOTAL MARKET VALUE					457,214				
SOH/AGL Deduction					136,314				
ASSESSED VALUE					320,900				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					270,900				
TOTAL JUST VALUE					457,214				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					460,747				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012232	XFOB	1,000	10/11/2001
20010140	NEW CONSTR	190,411	01/30/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2540/0389	2/17/2022	WD	U	I	11		100
GRANTOR: HOLMES SHARON							
GRANTEE: HOLMES SHARON ELIZA							
2196/1236	5/15/2018	WD	Q	I	01		391,000
GRANTOR: HARRIS JOHN & LAURA L							
GRANTEE: HOLMES SHARON							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2001] W27 S11 FOP=[YR=2001] W13 S8 E13 N8 \$ S8 W13 S37 D3 R3 E6 FOP=[YR=2001] E11 FGR=[YR=2001] S3 E20 N22 W20 S19 \$ N8 W8 S5 D3 L3 \$ U3 R3 N5 E8 N11 E20 N40 \$.									