LOT 42
IN OR 1490/1691
OCEAN CAY PB 6/166

ETHRIDGE SHARON V
410 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0042-0000

BUILDING CHARACTERISTICS

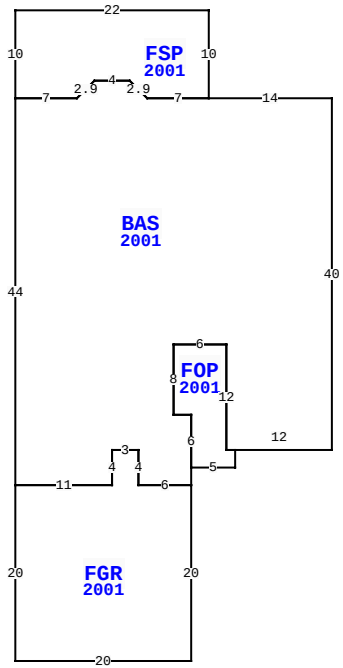
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,456	100	1,456	196,432
FGR	412	55	227	30,625
FOP	74	30	22	2,968
FSP	208	40	83	11,197
TOTALS	2,150		1,788	241,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,788	126.9400	150.74	269,523	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2008 Heated Area: 1456 HX Base Yr 2008



410 PORTSIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,223
TOTAL MARKET OB/XF VALUE		6,395
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		432,618
SOH/AGL Deduction		197,715
ASSESSED VALUE		234,903
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		134,903
TOTAL JUST VALUE		432,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003069	NEW CONSTR	182,116	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1691	4/09/2007	WD	Q	I		378,000
GRANTOR: PARTIKA LINDA M & BRI						
GRANTEE: ETHRIDGE SHARON V						
0987/1351	5/22/2001	WD	Q	I		183,700
GRANTOR: PANITZ HOMES						
GRANTEE: PARTIKA LINDA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FSP=[YR=2001] N10 W22 S10 E7 U2 R2 E4 R2 D2 E7 $ W7 U2 L2 W4 L2 D2 W7 S44 FGR=[YR=2001] S20 E20 N20W6 N4 W3 S4 W11 $ E11 N4 E3 S4E6 N2 FOP=[YR=2001] E5 N2 W1 N12 W6S8 E2 S6 $ N6 W2 N8 E6 S12 E12N40 $.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
3	1243	WD DECK F	0	100	3	3	9.00	SF	8.00	8.00	100	2001	2001	3	20	14	
4	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	2001	2001	3	82	125	
5	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	2001	2001	3	82	3,198	

LAND DESCRIPTION

TOTAL OB/XF 6,395

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS