

LOT 44
IN OR 1573/1073
OCEAN CAY PB 6/166

FLINT BRIAN H & SARAH D
414 PORTSIDE DR
FERNANDINA BEACH, FL 32034-2272

2023

00-00-31-152C-0044-0000



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	PAGE 1 of 1 2										
Exterior Wall	16	WD FR STUC 70	0900	01	2,617	128.3040	152.36	398,726	2002	2002	0	0	10.00	90.00	VALUATION BY STANDARD										
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2009													Heated Area: 2257									
Roof Structur	08	IRREGULAR 100														HX Base Yr 2009									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 70																							
Interior Floo	15	HARDTILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	3	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
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	1,906	100	1,906	261,358																					
FGR	464	55	255	34,967																					
FOP	30	30	9	1,234																					
FSP	239	40	96	13,164																					
FUS	351	100	351	48,130																					
TOTALS	2,990		2,617	358,853																					
EXTRA FEATURES			414 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	2002	2002	3	87	3,045									
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2002	2002	3	83	212									
3	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2002	2002	3	83	475									
4	0810	CONCRETE A	0	100	100	16	1,600.00	SF	6.50	6.50	100	2002	2002	3	83	8,632									
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2002	2002	3	83	86									
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	21	101									
7	1243	WD DECK F	0	100	2	6	12.00	SF	8.00	8.00	100	2002	2002	3	21	20									
8	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2002	2002	3	83	49									
9	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2002	2002	3	61	820									
10	0855	CONC PAVER	0	100	22	10	220.00	SF	10.00	10.00	100	2004	2004	3	86	1,892									
LAND DESCRIPTION										TOTAL OB/XF 15,332															
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	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																									