

LOT 46
IN OR 1706/340
OCEAN CAY PB 6/166

EVICK CHARLES E & NANCY LEA &/INMAN BETH E
P O BOX 780
MORGANTON, GA 30560

2023

00-00-31-152C-0046-0000



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

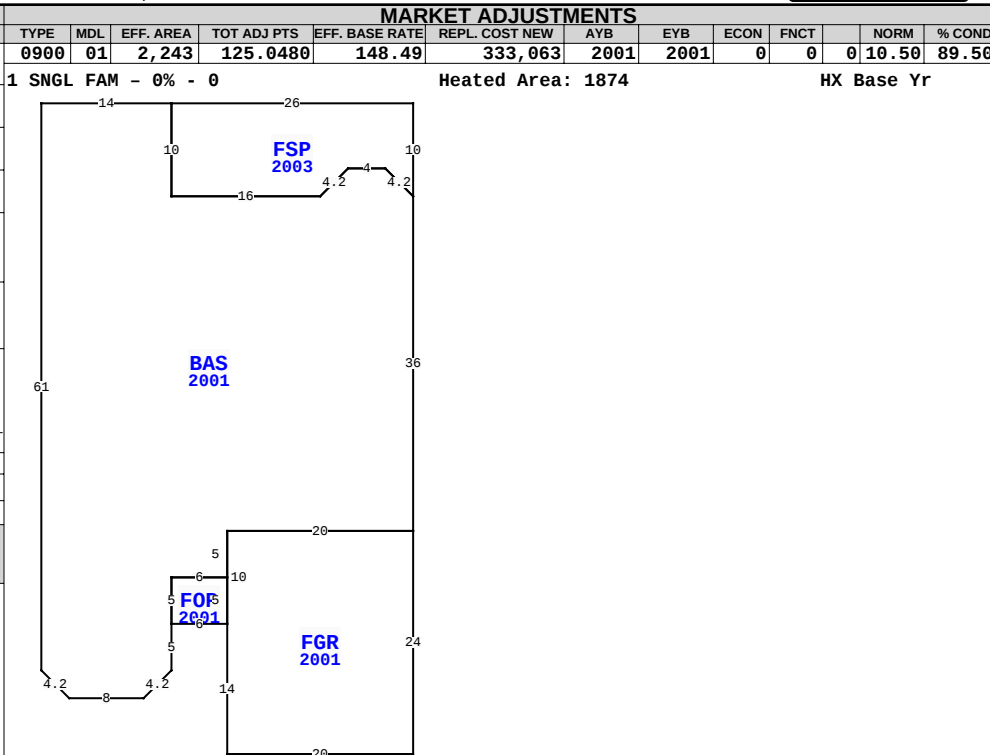
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	249,052
FGR	480	55	264	35,085
FOP	30	30	9	1,196
FSP	239	40	96	12,758

TOTALS	2,623	2,243	298,091
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	1126	CB/STC 8"	0	0	8	4	32.00	SF	8.00	8.00	
3	0810	CONCRETE A	0	0	29	4	116.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	



418 PORTSIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC 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	210	
100	2001	2001	3	82	618	
100	2001	2001	3	82	2,388	
100	2001	2001	3	20	48	
100	2001	2001	3	82	48	
100	2003	2003	3	84	164	

TOTAL OB/XF											
6,486											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	298,091		
TOTAL MARKET OB/XF VALUE	6,486		
TOTAL LAND VALUE - MARKET	185,000		
TOTAL MARKET VALUE	489,577		
SOH/AGL Deduction	40,689		
ASSESSED VALUE	448,888		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	448,888		
TOTAL JUST VALUE	489,577		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	496,120		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032994	REMODEL	3,000	04/30/2003
2002637	NEW CONSTR	200,000	04/04/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1706/0340	10/12/2010	QC	U	I	11	100
GRANTOR: EVICK CHARLES E ETAL						
GRANTEE: EVICK CHARLES E ETA						
1487/1431	3/26/2007	QC	U	I	01	100
GRANTOR: EVICK CHARLES E						
GRANTEE: EVICK CHARLES E & N						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2003] W26 BAS=[YR=2001] W14 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] 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 R3 D3 N10 \$.											