

LOT 47
IN OR 1703/1443
OCEAN CAY PB 6/166

KENT ROSS E & LAURA E
4606 BRIAR PATCH COURT
FAIRFAX, VA 22032

2023

00-00-31-152C-0047-0000



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 Floor	12 HARDWOOD 70
Interior Floor	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	1,697	100	1,697	232,700
FGR	464	55	255	34,967
FOP	48	30	14	1,920
FSP	104	40	42	5,759
FST	44	55	24	3,291
FUS	440	100	440	60,334
STP	8	10	1	137

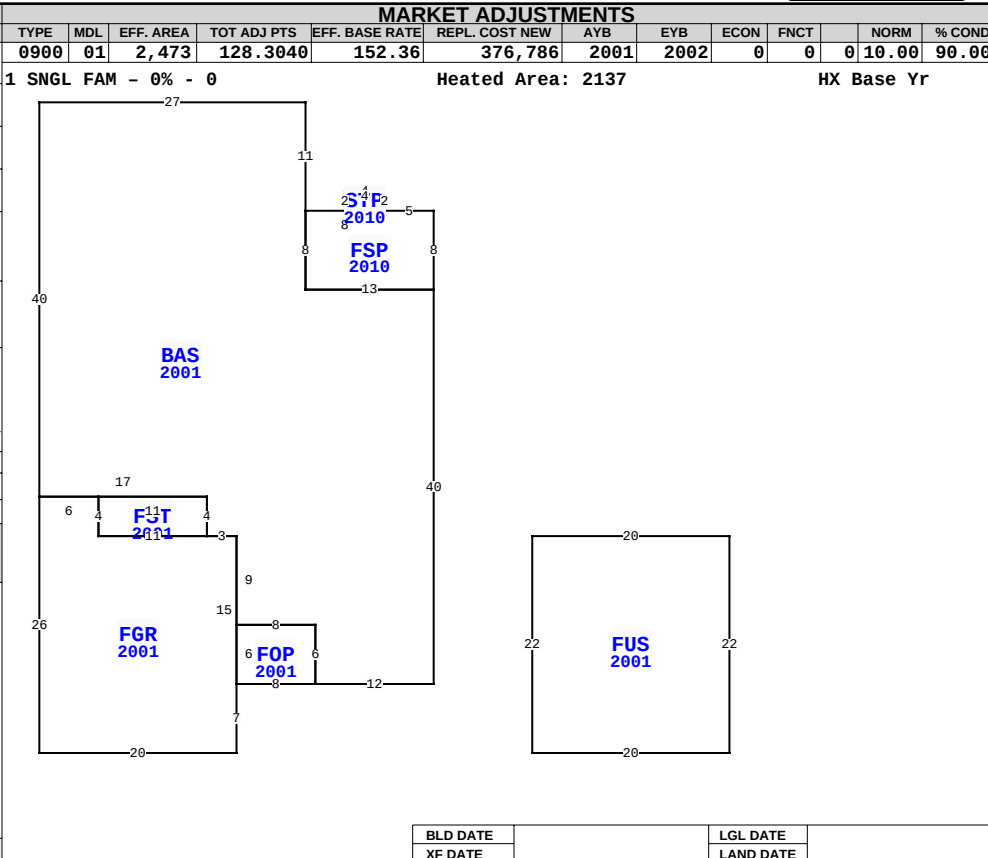
TOTALS	2,805	2,473	339,107
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EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	100	2001	2001	3	82	2,388	
3	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	2001	2001	3	82	320	
4	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	100	2001	2001	3	82	64	
5	1242	WD DECK A	0	0	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
7	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48	

LAND DESCRIPTION

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000							



420 PORTSIDE DR, FERNANDINA BEACH

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

TOTAL OB/XF 5,914

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
03	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	:

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		339,107
TOTAL MARKET OB/XF VALUE		5,914
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		530,021
SOH/AGL Deduction		45,357
ASSESSED VALUE		484,664
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		484,664
TOTAL JUST VALUE		530,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121715	H/AC	2,500	08/20/2012
20120553	H/AC	1,500	04/03/2012
2003490	NEW CONSTR	215,000	07/16/2000

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1703/1443	9/30/2010	WD U	I	38		262,500

SALES DATA

GRANTOR: DURR CHARLES R & SAND
GRANTEE: KENT ROSS E & LAURA

1703/1442 9/30/2010 WD U I 11 100

GRANTOR: BEAZER HOMES CORP
GRANTEE: DURR CHARLES R & SA

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W5 STP=[YR=2010] N2W4S2E4\$ W8 BAS=[YR=2001]
N11 W27 S40 FGR=[YR=2001] S26 E20 N7 FOP=[YR=2001] E8N6W8S6
\$ N15 W3 FST=[YR=2001] N4 W11 S4 E11 \$ W11 N4 W6 \$ E17 S4 E3
S9 E8 S6 E12N40 W13 N8 \$ S8 E13 N8 \$ PTR= E10S33
FUS=[YR=2001] E20 S22 W20 N22 \$N33 W10 \$.