



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	VALUATION SUMMARY																			
Exterior Wall	16	WD FR STUC 70	0900	01	2,472	124.6080	147.97	365,782	2001	2001	0	0	0	10.50	89.50	VALUATION BY																		
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2023										Heated Area: 2146										HX Base Yr 2023											
Roof Structure	08	IRREGULAR 100											Tax Group: 2										Tax Dist:											
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										327,375											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										5,911											
Interior Floor	14	CARPET 70											TOTAL LAND VALUE - MARKET										185,000											
Interior Floor	15	HARDTILE 30											TOTAL MARKET VALUE										518,286											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										22,668											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										495,618											
Bedrooms	4	100											TOTAL EXEMPTION VALUE										HX HB 50,000											
Bathrooms	3	100											BASE TAXABLE VALUE										445,618											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										518,286											
Stories	1.5	1.5 100	NCON VALUE										0																					
Units	0	100	INCOME VALUE																															
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										526,116																					
Quality	05	Quality Level 05																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC	1081.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,706	100	1,706	225,931																														
FGR	464	55	255	33,770																														
FOP	53	30	16	2,119																														
FOP	104	30	31	4,105																														
FST	44	55	24	3,178																														
FUS	440	100	440	58,271																														
TOTALS	2,811		2,472	327,375																														
EXTRA FEATURES					415 PORTSIDE DR, FERNANDINA BEACH										BLD DATE										LGL DATE									
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	2001	2001	3	86	3,010																		
2	0810	CONCRETE A	0	100	28	16	448.00	SF	6.50	6.50	100	2001	2001	3	82	2,388																		
3	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2001	2001	3	82	277																		
4	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	2001	2001	3	82	128																		
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84																		
6	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24																		
LAND DESCRIPTION					TOTAL OB/XF										5,911																			
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 07/21/2022 BY DJX Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS																																		