

LOT 51
IN OR 1304/1621
OCEAN CAY PB 6/166

THALACKER LVG TRST/THALACKER BRUCE A TRUSTEE
413 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0051-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 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

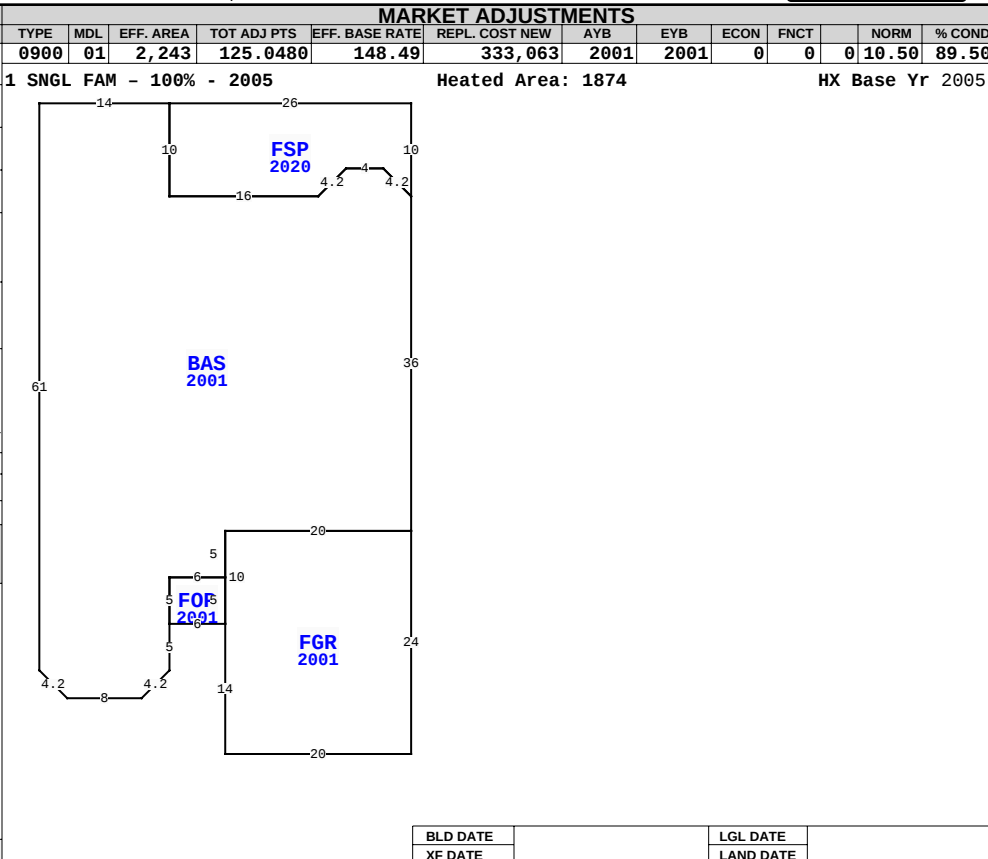
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

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

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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	
7	0855	CONC PAVER	0	100	0	0	302.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
10,717											

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10,717											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						298,091					
TOTAL MARKET OB/XF VALUE						10,717					
TOTAL LAND VALUE - MARKET						185,000					
TOTAL MARKET VALUE						493,808					
SOH/AGL Deduction						216,100					
ASSESSED VALUE						277,708					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						227,708					
TOTAL JUST VALUE						493,808					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						498,159					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020070	REMODEL	0	02/07/2020
20101974	H/AC	1,000	11/15/2010
2004554	NEW CONSTR	212,350	12/20/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1304/1621	3/28/2005	WD	U	I	01	100	
GRANTOR: THALACKER BRUCE A & M							
GRANTEE: THALACKER BRUCE A &							
1250/0207	8/03/2004	WD	Q	I		305,000	
GRANTOR: JOYCE BILLY MARK							
GRANTEE: THALACKER BRUCE A &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2020] W26 BAS=[YR=2001] W14 S61 D3 R3 E8 R3 U3 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 D3 R3 N10 \$.											