LOT 52
IN OR 2048/642
OCEAN CAY PB 6/166

JOHNSON CANDACE L/E/
411 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0052-0000

BUILDING CHARACTERISTICS

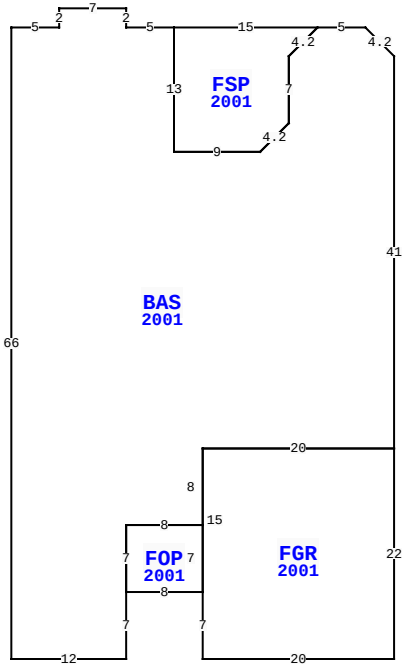
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,942	100	1,942	258,089
FGR	440	55	242	32,162
FOP	56	30	17	2,259
FSP	156	40	62	8,239
TOTALS	2,594		2,263	300,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,263	125.0480	148.49	336,033	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2014 Heated Area: 1942 HX Base Yr 2014



411 PORTSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,750
TOTAL MARKET OB/XF VALUE		10,029
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		495,779
SOH/AGL Deduction		206,436
ASSESSED VALUE		289,343
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,343
TOTAL JUST VALUE		495,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101437	H/AC	3,500	08/30/2010
20011191	XFOB	2,000	05/25/2001
2003075	NEW CONSTR	214,000	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2048/0642	5/24/2016	LE	U	I	14	100
GRANTOR: JOHNSON CANDACE						
GRANTEE: JOHNSON CANDACE L/E						
1865/1814	7/02/2013	WD	Q	I	02	312,500
GRANTOR: CHERRY ELIZABETH M &						
GRANTEE: JOHNSON CANDACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] U3 L3 W5 FSP=[YR=2001] W15 S13 E9 R3 U3 N7 U3 R3 $ L3 D3 S7 D3 L3 W9N13W5 N2 W7 S2 W5 S66 E12 N7 FOP=[YR=2001] E8 FGR=[YR=2001] S7 E20 N22 W20 S15 $ N7 W8 S7 $ N7 E8N8 E20 N41 $.

EXTRA FEATURES

LN	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	32	16	512.00	SF	6.50	6.50	100	2001	2001	3	82	2,729	
3	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2001	2001	3	82	405	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	
7	0462	ST/AL FNC	0	100	251	5	1,255.00	SF	10.00	10.00	100	2001	2001	3	30	3,765	

LAND DESCRIPTION

TOTAL OB/XF 10,029

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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