

**BIRDSONG WILLIAM M & SUSIE C S 1999 RESTATEMENT OF
407 PORTSIDE DR
FERNANDINA BEACH, FL 32034**

00-00-31-152C-0054-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				301,945			
TOTAL MARKET OB/XF VALUE				5,824			
TOTAL LAND VALUE - MARKET				203,500			
TOTAL MARKET VALUE				511,269			
SOH/AGL Deduction				233,044			
ASSESSED VALUE				278,225			
TOTAL EXEMPTION VALUE				HX HB VX	55,000		
BASE TAXABLE VALUE				223,225			
TOTAL JUST VALUE				511,269			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				518,229			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
20131636		ROOF		15,000		07/11/2013	
20121111		INSTALL WATER HEA		800		06/13/2012	
20101334		H/AC		3,500		08/10/2010	
2004099		NEW CONSTR		218,000		01/26/2001	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD
1019/1780		11/16/2001		WD	U	V	01
						100	
GRANTOR: BIRDSONG WILLIAM & SU							
GRANTEE: BIRDSONG WILLIAM &							
0989/1042		6/04/2001		WD	Q	I	224,200
GRANTOR: PANITZ HOMES							
GRANTEE: BIRDSONG WILLIAM &							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2001] L3 U3 W5 FOP=[YR=2001] W15 S13 E9 U3 R3 N7 U3							
R3 \$ L3 D3 S7 D3 L3 W9N13 W5 N2 W7 S2 W5 S66 E2 D2 R2 E4 U2							
R2 E2N2 FOP=[YR=2001] E8 FGR=[YR=2001] S2 E20N22 W20 S20 \$							
N12 W8 S12 \$ N12E8 N8 E20 N41 \$.							
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ
03,500							
Common: 203,500				PRINTED 08/02/2023 BY SYS			