

LOT 55
IN OR 1007/472
OCEAN CAY PB 6/166

WISE JOSEPH P & PAMELA D
405 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0055-0000



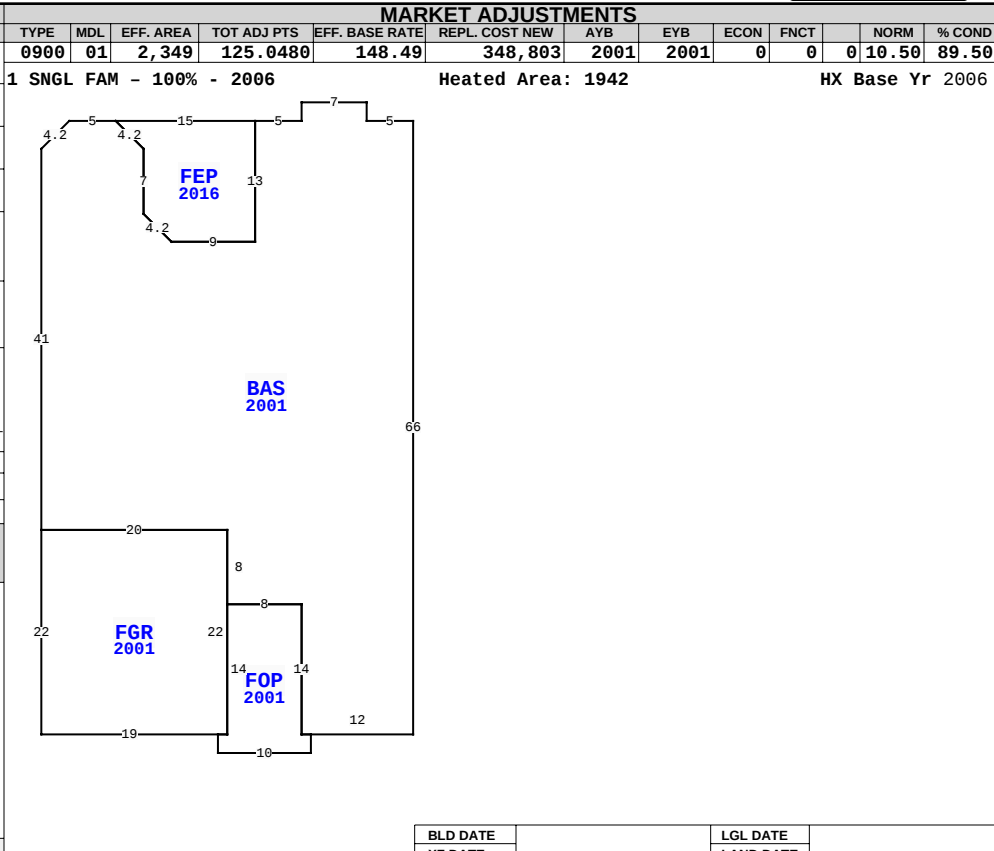
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 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
FEP	156	80	125	16,612
FGR	440	55	242	32,162
FOP	132	30	40	5,316
TOTALS	2,670		2,349	312,179

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0819	CONC 12"	0 100	3	4	12.00	SF	9.50	9.50
3	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	29	16	464.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50
6	1242	WD DECK A	0 100	7	3	21.00	SF	10.00	10.00
7	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00
8	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00
9	0858	SCULP CONC	0 100	13	14	182.00	SF	13.00	13.00
10	0476	VF 6 SBPL	0 100	0	0	15.00	LF	32.00	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00



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2	0819	CONC 12"	0 100	3	4	12.00	SF	9.50	9.50
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	312,179								
TOTAL MARKET OB/XF VALUE	9,349								
TOTAL LAND VALUE - MARKET	203,500								
TOTAL MARKET VALUE	525,028								
SOH/AGL Deduction	235,858								
ASSESSED VALUE	289,170								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	239,170								
TOTAL JUST VALUE	525,028								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	530,961								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160164	ENCLOS	8,000	01/22/2016
20101333	H/AC	3,500	08/10/2010
20081204	XFOB	1,000	07/29/2008
2002696	NEW CONSTR	214,663	04/11/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1007/0472	9/12/2001	WD	Q	I		248,000	
GRANTOR: MILLER DAVID F JR							
GRANTEE: WISE JOSEPH P & PAM							
1005/0253	8/27/2001	WD	U	V	07	100	
GRANTOR: PANITZ HOMES							
GRANTEE: MILLER DAVID F JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W5 N2 W7 S2 W5 FEP=[YR=2016] W15 D3 R3 S7 R3 D3 E9 N13\$ S13W9 L3 U3 N7 U3 L3 W5 L3 D3 S41 FGR=[YR=2001] S22 E19 FOP=[YR=2001] S2 E10 N2 W1 N14 W8 S14 W1 \$ E1 N22 W20 \$ E20 S8 E8 S14 E12 N66 \$.									

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