

LOT 57
IN OR 2014/376
OCEAN CAY PB 6/166

MCNAIR LUKE M & NATALIE CORREA
401 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0057-0000



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	PAGE 1 of 1 2														
Exterior Wall	16	WD FR STUC 70	0900	01	2,625	121.4400	144.21	378,551	2001	2001	0	0	10.50	89.50	VALUATION BY STANDARD														
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2016													Heated Area: 2245													
Roof Structur	08	IRREGULAR 100	HX Base Yr 2016																										
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	4	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
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	1,870	100	1,870	241,357																									
FGR	464	55	255	32,913																									
FOP	30	30	9	1,162																									
FSP	239	40	96	12,390																									
FST	36	55	20	2,581																									
FUS	375	100	375	48,401																									
TOTALS	3,014		2,625	338,803																									
EXTRA FEATURES				401 PORTSIDE DR, FERNANDINA BEACH																									
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	25	4	100.00	SF	6.50	6.50	100	2001	2001	3	82	533													
3	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2001	2001	3	82	2,729													
4	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	82	210													
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48													
6	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84													
7	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2001	2001	3	20	48													
TOTAL OB/XF 6,662																													
LAND DESCRIPTION																													
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												
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500												
REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 203,500 Market: 0 Agricultural: 0 Common: 203,500 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/0376	10/30/2015	WD	Q	I	01	355,000

GRANTOR: KUZMAK MICHAEL P & CA
GRANTEE: MCNAIR LUKE MATTHEW
1182/0862 10/22/2003 WD Q I 300,000
GRANTOR: HICKOX A MICHAEL
GRANTEE: KUZMAK MICHAEL P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N2 W8 S2 W3 FSP=[YR=2001] W26 S10 R3 U3 E4 R3 D3 E16 N10 \$ S10 W16 U3 L3 W4 D3 L3 S35 FGR=[YR=2001] S25 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 \$ N7 FST=[YR=2001] N4 W9 S4 E9 \$ W9 N4 W11 \$ E20 S6 E6 S10 R3 D3 E8 R3 U3 N61 \$ PTR= E10S45 FUS=[YR=2001] E15 S25 W15 N25 \$N45 W10 \$.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE