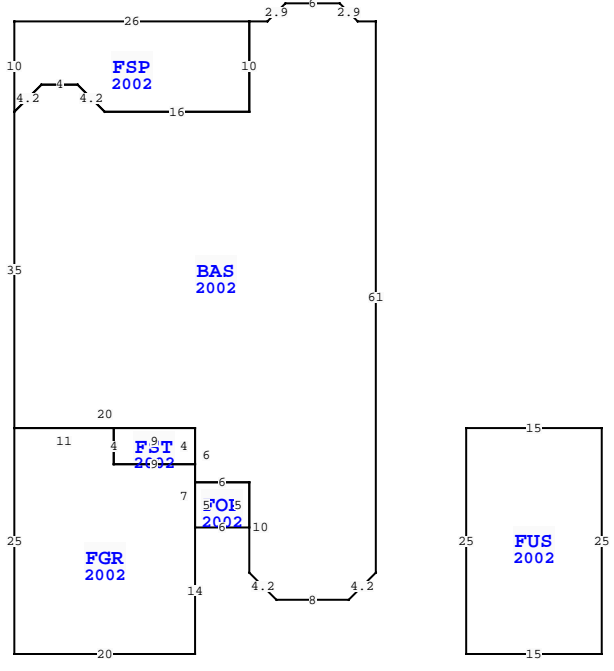




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	23	REINF CONC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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
BAS	1,870	100	1,870
FGR	464	55	255
FOP	30	30	9
FSP	239	40	96
FST	36	55	20
FUS	375	100	375
TOTALS	3,014		2,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	-	100%	-	2021						
Heated Area: 2245					HX Base Yr		2021				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		379,512	
TOTAL MARKET OB/XF VALUE		7,200	
TOTAL LAND VALUE - MARKET		203,500	
TOTAL MARKET VALUE		590,212	
SOH/AGL Deduction		116,996	
ASSESSED VALUE		473,216	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		423,216	
TOTAL JUST VALUE		590,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		599,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012056	NEW CONSTR	241,000	09/14/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/0575	9/23/2019	LE	U	I	11	100
GRANTOR: GON MICHAELENE F						
GRANTEE: GON CHRISTOPHER						
2240/0607	11/30/2018	WD	Q	I	01	426,000
GRANTOR: JONES FREDERICK L & C						
GRANTEE: GON MICHAELENE F						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
2608 PORTSIDE DR, FERNANDINA BEACH			

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2002] W2 U2 L2 W6 L2 D2 W2 FSP=[YR=2002] W26 S10 R3 U3 E4 D3 R3 E16 N10 \$ S10 W16 U3 L3 W4 L3 D3 S35 FGR=[YR=2002] S25 E20 N14 FOP=[YR=2002] E6 N5 W6 S5 \$ N7 FST=[YR=2002] N4 W9 S4 E9 \$ W9 N4 W11 \$ E20 S6 E6 S10 D3 R3 E8 U3 R3 N61 \$ PTR= E10S45 FUS=[YR=2002] E15 S25 W15 N25 \$N45 W10 \$ .</p>	

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	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0810	CONCRETE A	0	100	21	4	SF	6.50	6.50	100	2002	2002	3	83	453	
3	0810	CONCRETE A	0	100	36	16	SF	6.50	6.50	100	2002	2002	3	83	3,108	
4	1126	CB/STC 8"	0	100	8	4	SF	8.00	8.00	100	2002	2002	3	83	212	
5	1242	WD DECK A	0	100	5	4	SF	10.00	10.00	100	2002	2002	3	21	42	
6	0810	CONCRETE A	0	100	6	3	SF	6.50	6.50	100	2002	2002	3	83	97	
7	1242	WD DECK A	0	100	8	4	SF	15.00	15.00	100	2002	2002	3	21	101	
8	0819	CONC 12"	0	100	3	6	SF	9.50	9.50	100	2002	2002	3	83	142	
TOTAL OB/XF 7,200																

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							