



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	15 HARDTILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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
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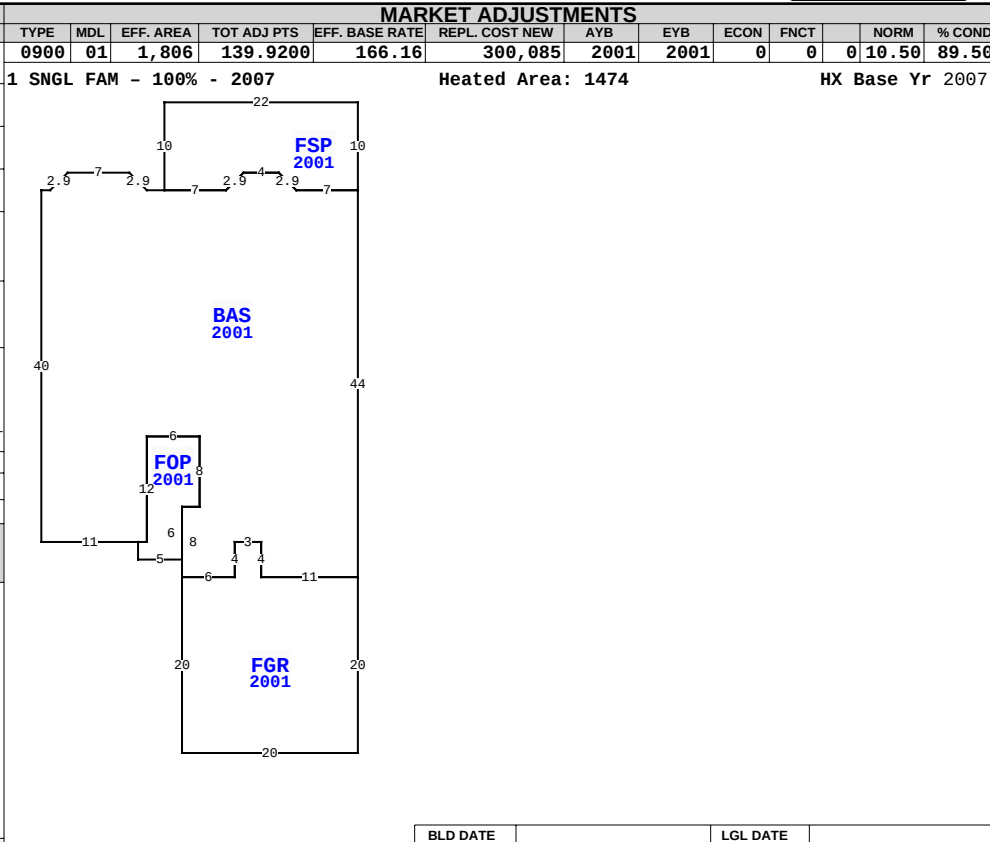
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1,474	219,203
FGR	412	55	227	33,758
FOP	74	30	22	3,272
FSP	208	40	83	12,343
TOTALS	2,168		1,806	268,576

EXTRA FEATURES	
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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	0835	QUARY TILE	0 100	4	4	16.00	SF	20.00	20.00	100	2001	2001	3	82	262	
3	0810	CONCRETE A	0 100	47	16	752.00	SF	6.50	6.50	100	2001	2001	3	82	4,008	
4	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	82	96	
5	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
7	1242	WD DECK A	0 100	30	14	420.00	SF	10.00	10.00	100	2001	2001	3	20	840	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	000



2604 PORTSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		268,576		
TOTAL MARKET OB/XF VALUE		8,504		
TOTAL LAND VALUE - MARKET		203,500		
TOTAL MARKET VALUE		480,580		
SOH/AGL Deduction		216,542		
ASSESSED VALUE		264,038		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		214,038		
TOTAL JUST VALUE		480,580		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		485,503		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003321	NEW CONSTR	190,000	06/22/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0979/1610	4/05/2001	WD	Q	I	
GRANTOR: PANITZ HOMES					203,100
GRANTEE: YAKABOW ALUN L & GE					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2001] W22 S10 BAS=[YR=2001] W2 U2 L2 W7 L2 D2 W1S40 E11 FOP=[YR=2001] S2 E5 N6 E2 N8 W6 S12 W1 \$ E1 N12 E6 S8 W2 S8 FGR=[YR=2001] S20 E20 N20 W11 N4 W3 S4 W6 \$ E6 N4 E3 S4 E11 N44 W7 U2 L2 W4 L2 D2 W7\$ E7 R2 U2 E4 R2 D2 E7N10\$.	