



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 Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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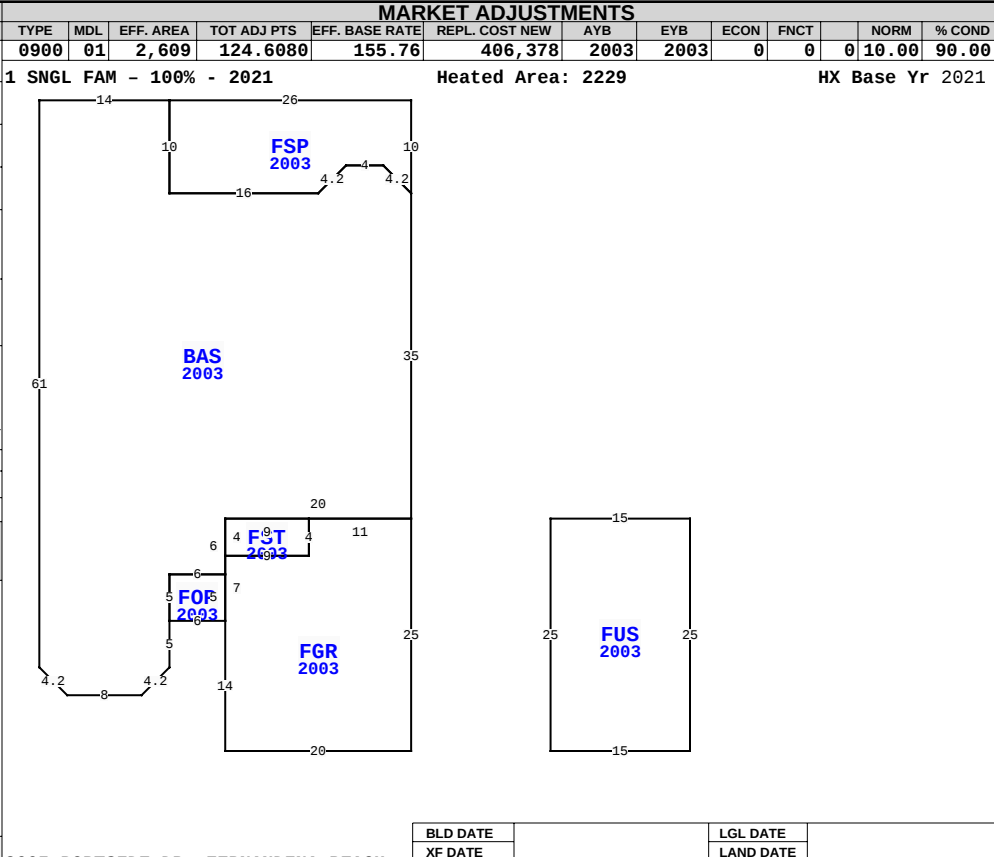
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	259,901
FGR	464	55	255	35,747
FOP	30	30	9	1,262
FSP	239	40	96	13,458
FST	36	55	20	2,804
FUS	375	100	375	52,569

TOTALS	2,998		2,609	365,740
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	24	16	384.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	
5	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	
6	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



2605 PORTSIDE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,696											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		365,740	
TOTAL MARKET OB/XF VALUE		5,696	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		556,436	
SOH/AGL Deduction		110,260	
ASSESSED VALUE		446,176	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		396,176	
TOTAL JUST VALUE		556,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		540,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032305	NEW CONSTR	2,000	01/08/2003
20021151	NEW CONSTR	196,900	07/03/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2366/0289	5/12/2020	WD U	I	I	11
GRANTOR: HOUZE VICTOR D & LAVE					
GRANTEE: HOUZE HEZEKIAH & JA					
2361/0576	5/12/2020	WD U	I	I	30
GRANTOR: HOUZE VICTOR D & LAVE					
GRANTEE: HOUZE HEZEKIAH & JA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2003] W26 BAS=[YR=2003] W14 S61 D3 R3 E8 R3 U3 N5 FOP=[YR=2003] E6 FGR=[YR=2003] S14 E20 N25 W11 FST=[YR=2003] W9 S4 E9 N4 \$ S4 W9 S7 \$ N5 W6 S5 \$ N5 E6 N6 E20 N35 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3 E4 R3 D3 N10 \$ PTR= E15S45 FUS=[YR=2003] E15 S25 W15 N25 \$ N45W15\$.											