LOT 4
IN OR 1969/859
OCEAN CAY PB 6/166

WOOD LARRY A SR & RUBY A
2607 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0004-0000

BUILDING CHARACTERISTICS

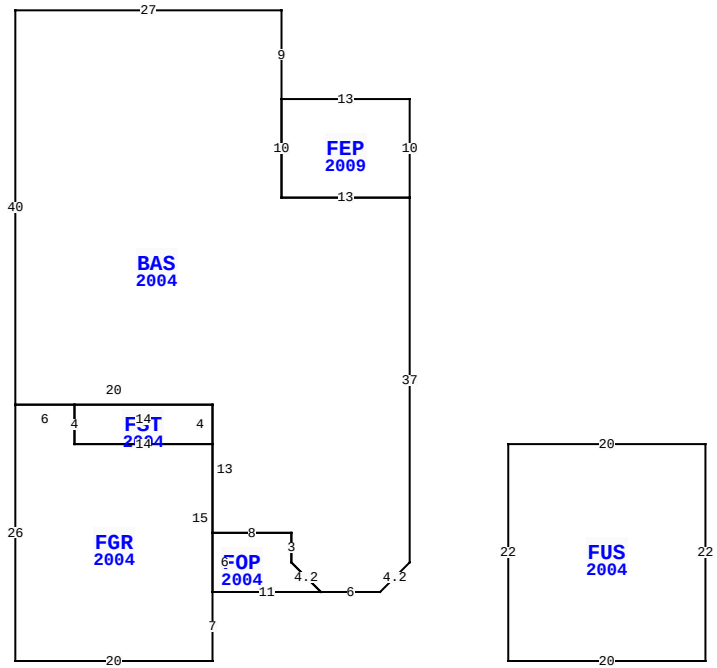
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	236,254
FEP	130	80	104	14,660
FGR	464	55	255	35,946
FOP	53	30	16	2,255
FST	56	55	31	4,370
FUS	440	100	440	62,023
TOTALS	2,819		2,522	355,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,522	124.6080	155.76	392,827	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2016 Heated Area: 2116 HX Base Yr 2016



2607 PORTSIDE DR, FERNANDINA BEACH

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

EXTRA FEATURES

LN	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	2004	2004	3	88	3,080	
2	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	2004	2004	3	84	160	
3	0810	CONCRETE A	0	100	11	5	55.00	SF	6.50	6.50	100	2004	2004	3	84	300	
4	0810	CONCRETE A	0	100	25	16	400.00	SF	6.50	6.50	100	2004	2004	3	84	2,184	
5	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2004	2004	3	22	79	
6	1242	WD DECK A	0	100	4	12	48.00	SF	10.00	10.00	100	2009	2009	3	40	192	
7	1243	WD DECK F	0	100	10	16	160.00	SF	3.20	3.20	100	2005	2005	3	24	123	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		355,508
TOTAL MARKET OB/XF VALUE		6,118
TOTAL LAND VALUE - MARKET		203,500
TOTAL MARKET VALUE		565,126
SOH/AGL Deduction		258,017
ASSESSED VALUE		307,109
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,109
TOTAL JUST VALUE		565,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042403	XFOB	1,000	12/21/2004
20033155	OTHER	3,000	05/28/2003
20033123	NEW CONSTR	210,000	05/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0859	3/20/2015	WD	Q	I	01	355,000
GRANTOR: MALCZAK HENRYK						
GRANTEE: WOOD LARRY A SR & R						
1210/1649	2/26/2004	WD	Q	I		250,000
GRANTOR: BEAZER HOMES CORP						
GRANTEE: MALCZAK HENRYK						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2009] W13 BAS=[YR=2004] N9 W27 S40 FGR=[YR=2004] S26 E20 N7 FOP=[YR=2004] E11 U3 L3 N3W8S6$ N15 FST=[YR=2004] N4 W14 S4 E14$ W14 N4 W6$ E20 S13 E8 S3 R3 D3 E6 U3 R3 N37 W13 N10 $ S10 E13 N10$ PTR=E10S35 FUS=[YR=2004] E20 S22 W20 N22$N35 W10$.

LAND DESCRIPTION

TOTAL OB/XF 6,118

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 203,500 Market: 0 Agricultural: 0 Common: 203,500 PRINTED 08/06/2024 BY SYS