

LOT 5
IN OR 1113/185
OCEAN CAY PB 6/166

LYON ALLAN W & MARTHA L
2609 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0005-0000



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 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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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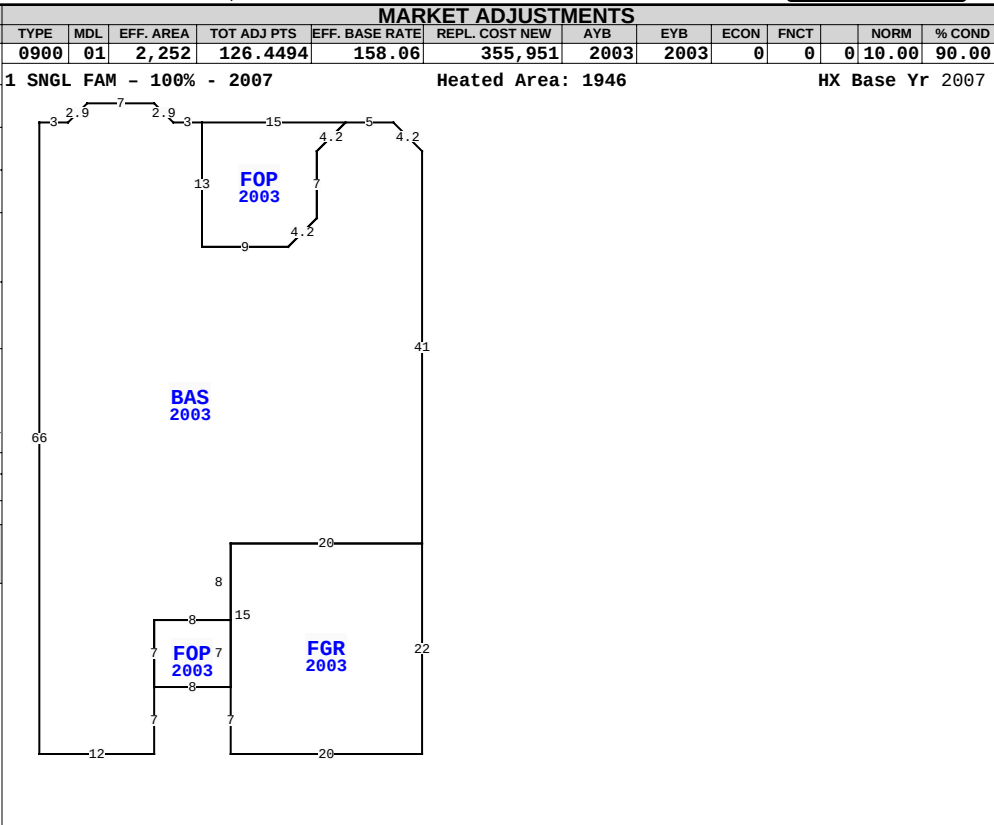
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1,946	276,827
FGR	440	55	242	34,426
FOP	56	30	17	2,418
FOP	156	30	47	6,686

TOTALS	2,598	2,252	320,356
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0835	QUARY TILE	0	100	7	8	56.00	SF	15.00
3	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50
4	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
6	1242	WD DECK A	0	100	6	4	24.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00



2609 PORTSIDE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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TOTAL OB/XF										7,369		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
3	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	2

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					320,356				
TOTAL MARKET OB/XF VALUE					7,369				
TOTAL LAND VALUE - MARKET					203,500				
TOTAL MARKET VALUE					531,225				
SOH/AGL Deduction					241,040				
ASSESSED VALUE					290,185				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					240,185				
TOTAL JUST VALUE					531,225				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					517,003				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032306	XFOB	2,000	01/08/2003
20021238	NEW CONSTR	200,100	07/17/2002
20011332	NEW CONSTR	223,065	06/08/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1113/0185	2/10/2003	WD	Q	I		246,100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: LYON ALLAN W & MART						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] L3 U3 W5 FOP=[YR=2003] W15 S13 E9 U3 R3 N7 U3 R3 \$ D3 L3 S7 D3 L3 W9N13W3 U2 L2 W7 L2 D2 W3 S66 E12 N7 FOP=[YR=2003] E8 FGR=[YR=2003] S7 E20 N22 W20 S15 \$ N7 W8 S7 \$ N7 E8N8 E20 N41 \$.									