

LOT 7
IN OR 1307/1481
OCEAN CAY PB 6/166

GRASS STEPHEN A & BETTE J
2613 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0007-0000



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		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
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	260,703
FEP	239	80	191	26,571
FGR	480	55	264	36,727
FOP	30	30	9	1,252
TOTALS	2,623		2,338	325,253

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	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	29	16	464.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,338	125.0480	156.31	365,453	2001	2001	0	0	0	11.00	89.00	
1 SNGL FAM - 100% - 2006 Heated Area: 1874 HX Base Yr 2006													
2613 PORTSIDE DR, FERNANDINA BEACH													

TOTAL OB/XF													
6,053													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2001	2001
4	0810	CONCRETE A	0	100	29	16	464.00	SF	6.50	6.50	100	2001	2001
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2001	2001

TOTAL OB/XF													
6,053													
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
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		325,253	
TOTAL MARKET OB/XF VALUE		6,053	
TOTAL LAND VALUE - MARKET		203,500	
TOTAL MARKET VALUE		534,806	
SOH/AGL Deduction		242,796	
ASSESSED VALUE		292,010	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		237,010	
TOTAL JUST VALUE		534,806	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		520,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034353	REMODEL	5,000	12/29/2003
20012638	NEW CONSTR	200,000	04/04/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1307/1481	4/07/2005	WD Q	I		
GRANTOR: BEWLEY DONALD T & J					SALE PRICE
GRANTEE: GRASS STEPHEN & BET					358,000
GRANTOR: PANITZ HOMES					
GRANTEE: BEWLEY DONALD T & J					

BUILDING NOTES					

BUILDING DIMENSIONS					
FEP=[YR=2004] W26 BAS=[YR=2001] W14 S61 R3 D3 E8 U3 R3 N5					
FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6					
S5 \$ N5 E6 N5 E20 N36 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3					
E4 R3 D3 N10 \$.					