LOT 9
IN OR 1908/685
OCEAN CAY PB 6/166

REILY RICHARD L & KATHYE J
2617 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0009-0000

BUILDING CHARACTERISTICS

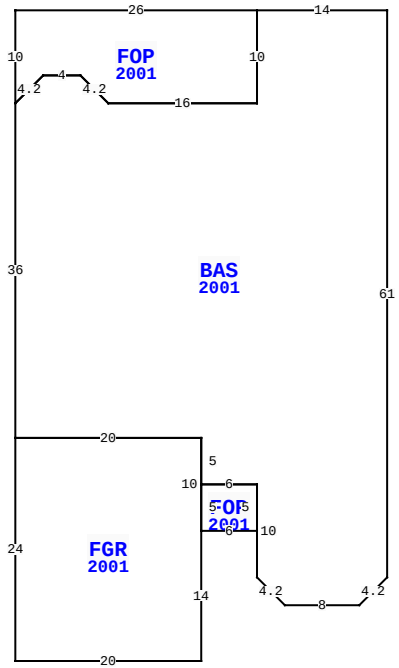
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	254,866
FGR	480	55	264	35,904
FOP	30	30	9	1,224
FOP	239	30	72	9,792
TOTALS	2,623		2,219	301,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,219	122.2452	152.81	339,085	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2015 Heated Area: 1874 HX Base Yr 2015



2617 PORTSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,786
TOTAL MARKET OB/XF VALUE		6,035
TOTAL LAND VALUE - MARKET		203,500
TOTAL MARKET VALUE		511,321
SOH/AGL Deduction		326,132
ASSESSED VALUE		185,189
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,189
TOTAL JUST VALUE		511,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190541	REMODEL	0	09/13/2019
20010093	NEW CONSTR	206,371	01/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/0685	3/18/2014	WD	Q	I	01	318,000
GRANTOR: LIGHT TERRY L & JUDIT						
GRANTEE: REILY RICHARD L & K						
1004/1734	8/24/2001	WD	Q	I		213,400
GRANTOR: BEAZER HOMES CORP						
GRANTEE: LIGHT TERRY L & JUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FOP=[YR=2001] W26 S10 R3 U3 E4 R3 D3 E16 N10 $ S10 W16 U3 L3 W4 L3 D3 S36 FGR=[YR=2001] S24 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $ N10 W20 $ E20 S5 E6S10 R3 D3 E8 R3 U3 N61$.

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	2001	2001	3	85	2,975	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2001	2001	3	80	421	
3	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	80	2,579	
4	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	15.00	100	2001	2001	3	20	36	
5	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 6,035

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