LOT 10 IN OR 969/36
OCEAN CAY PB 6/166

OBRIEN KATHLEEN M &/GRAVES ERIK P
2619 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

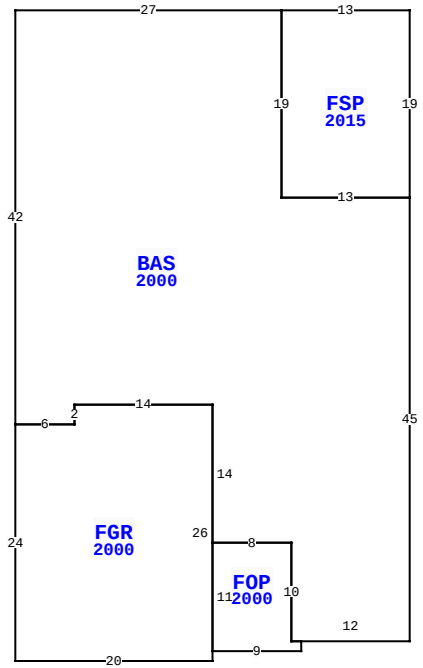
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,765	100	1,765	240,786
FGR	508	55	279	38,062
FOP	89	30	27	3,683
FSP	247	40	99	13,506
TOTALS	2,609		2,170	296,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,170	123.3232	154.15	334,506	2000	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 1765 HX Base Yr 2002



2619 PORTSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,038
TOTAL MARKET OB/XF VALUE		53,447
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		534,485
SOH/AGL Deduction		234,067
ASSESSED VALUE		300,418
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,418
TOTAL JUST VALUE		534,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181271	ENCLOSURE	20,440	04/17/2018
20151456	112LFFNC	0	06/24/2015
20151025	SWIM POOL	37,500	05/13/2015
2003073	NEW CONSTR	191,175	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0969/0036	2/01/2001	WD	Q	I		196,200

GRANTOR: PANITZ HOMES
GRANTEE: OBRIEN KATHLEEN M &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W13 BAS=[YR=2000] W27 S42 FGR=[YR=2000] S24 E20 N26 W14 S2 W6 $ E6 N2 E14 S14 FOP=[YR=2000] S11 E9 N1 W1 N10 W8 $ E8 S10 E12 N45 W13 N19 $ S19 E13 N19 $.

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	2000	2000	3	84	2,940	
2	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	15.00	100	2000	2000	3	20	36	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
4	0819	CONC 12"	0	100	3	3	9.00	SF	9.50	9.50	100	2000	2000	3	79	68	
5	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	2000	2000	3	79	226	
6	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2000	2000	3	79	2,629	
7	0861	POOL GUNIT	0	100	0	0	151.00	SF	170.00	170.00	100	2015	2015	3	78	20,023	
8	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	10.00	100	2015	2015	3	95	7,904	
9	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2015	2015	3	78	3,557	
10	0911	SCRN RM A	0	100	0	0	936.00	SF	17.50	17.50	100	2018	2018	3	82	13,432	

TOTAL OB/XF 50,833

LAND DESCRIPTION

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	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/06/2024 BY SYS

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11	0855	CONC PAVER	0	100	0	0	385.00	SF	7.00	7.00	100	2018	2018	3	97	2,614	

LAND DESCRIPTION

TOTAL OB/XF 2,614

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/06/2024 BY SYS