



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	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	4	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	1,756	100	1,756	243,022
FGR	508	55	279	38,613
FOP	48	30	14	1,938
FOP	247	30	74	10,241

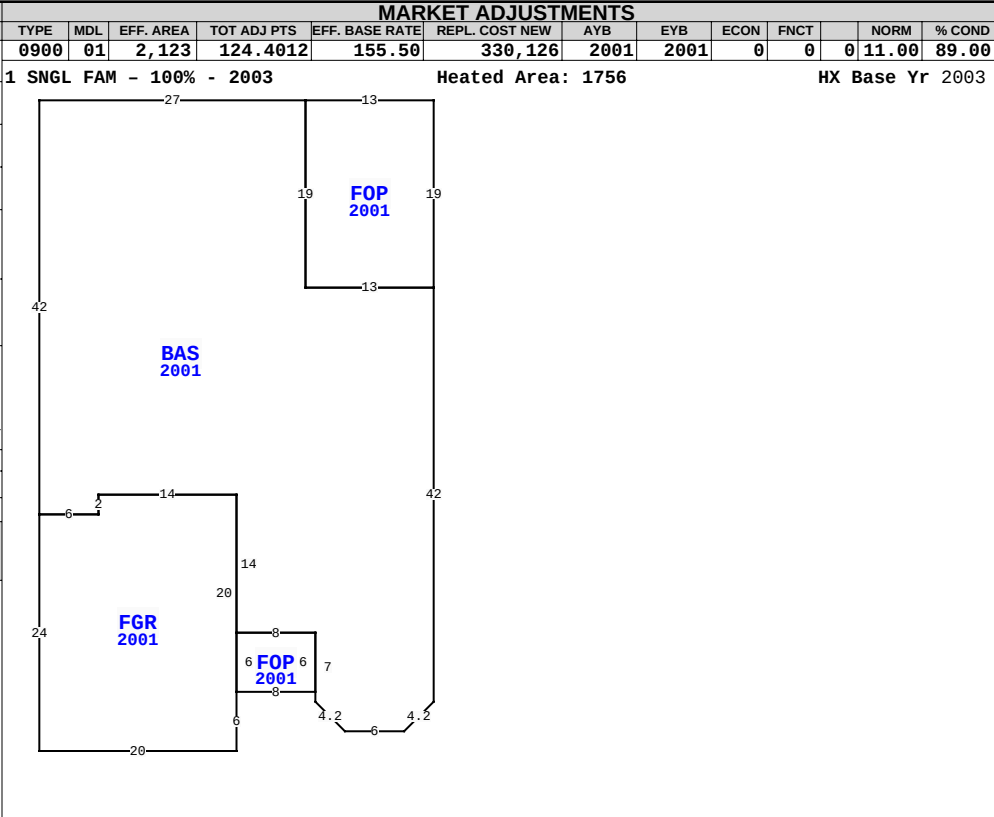
TOTALS	2,559		2,123	293,812
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EXTRA FEATURES

L N	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	0819	CONC 12"	0	100	2	4		8.00	SF 9.50	9.50	100	2001	2001	3	80	61
2	0810	CONCRETE A	0	100	12	3		36.00	SF 6.50	6.50	100	2001	2001	3	80	187
3	0810	CONCRETE A	0	100	34	16		544.00	SF 6.50	6.50	100	2001	2001	3	80	2,829
4	0810	CONCRETE A	0	100	3	3		9.00	SF 6.50	6.50	100	2001	2001	3	80	47
5	1242	WD DECK A	0	100	4	4		16.00	SF 15.00	15.00	100	2001	2001	3	20	48
6	1242	WD DECK A	0	100	3	3		9.00	SF 10.00	10.00	100	2001	2001	3	20	18

LAND DESCRIPTION

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	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							



402 PORTSIDE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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TOTAL OB/XF 3,190

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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							

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 2

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	293,812
TOTAL MARKET OB/XF VALUE	3,190
TOTAL LAND VALUE - MARKET	185,000
TOTAL MARKET VALUE	482,002
SOH/AGL Deduction	218,702
ASSESSED VALUE	263,300
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	213,300
TOTAL JUST VALUE	482,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131164	H/AC	5,000	05/23/2013
2003071	NEW CONSTR	189,585	05/25/2000

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20131164	H/AC	5,000	05/23/2013
2003071	NEW CONSTR	189,585	05/25/2000

BUILDING NOTES
BUILDING DIMENSIONS
FOP=[YR=2001] W13 BAS=[YR=2001] W27 S42 FGR=[YR=2001] S24 E20 N6 FOP=[YR=2001] E8 N6 W8 S6 \$ N20 W14 S2 W6 \$ E6 N2 E14 S14 E8 S7 R3 D3 E6 U3 R3 N42 W13 N19 \$ S19 E13 N19 \$.