LOT 39
IN OR 968/771
OCEAN CAY PB 6/166

JORDAN DONALD F & NANCY M
404 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0039-0000

BUILDING CHARACTERISTICS

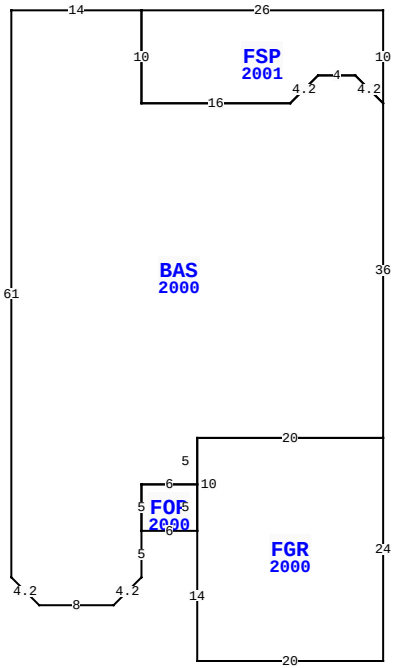
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	262,141
FGR	480	55	264	36,929
FOP	30	30	9	1,259
FSP	239	40	96	13,429
TOTALS	2,623		2,243	313,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	126.4494	158.06	354,529	2000	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2001 Heated Area: 1874 HX Base Yr 2001



404 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		313,758
TOTAL MARKET OB/XF VALUE		12,939
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		511,697
SOH/AGL Deduction		231,386
ASSESSED VALUE		280,311
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,311
TOTAL JUST VALUE		511,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130978	VYNLFNC	0	05/02/2013
20101332	H/AC	3,500	08/10/2010
20010112	REMODEL	2,000	01/26/2001
20010113	XFOB	3,000	01/26/2001
20010057	XFOB	2,000	01/18/2001
2003076	NEW CONSTR	197,260	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/0771	1/26/2001	WD	Q	I		202,000

GRANTOR: PANITZ HOMES
GRANTEE: JORDAN DONALD F & N

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W26 BAS=[YR=2000] W14 S61 R3 D3 E8 R3 U3 N5 FOP=[YR=2000] E6 FGR=[YR=2000] 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 D3 R3 N10 $.

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	0810	CONCRETE A	0	100	34	16	544.00	SF	6.50	6.50	100	2000	2000	3	79	2,793	
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2000	2000	3	79	390	
3	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	15.00	100	2000	2000	3	20	36	
4	0858	SCULP CONC	0	100	0	0	537.00	SF	13.00	13.00	100	2001	2001	3	94	6,562	
5	0835	QUARY TILE	0	100	5	6	30.00	SF	20.00	20.00	100	2002	2002	3	82	492	
6	0476	VF 6 SBPL	0	100	0	0	98.00	LF	32.00	32.00	100	2013	2013	3	85	2,666	

LAND DESCRIPTION

TOTAL OB/XF 12,939

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