

LOT 40
IN OR 2145/26
OCEAN CAY PB 6/166

JENEY JAYNE E
406 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0040-0000



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 Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	1,462	100	1,462	212,712
FEP	220	80	176	25,607
FGR	412	55	227	33,027
FOP	74	30	22	3,201
TOTALS	2,168		1,887	274,547

EXTRA FEATURES	
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L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF 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	1126	CB/STC 8"	0 100	26	6	156.00	SF	8.00	8.00	100	2000	2000	3	79	986	
3	1242	WD DECK A	0 100	4	3	12.00	SF	15.00	15.00	100	2000	2000	3	20	36	
4	1243	WD DECK F	0 100	3	4	12.00	SF	8.00	8.00	100	2000	2000	3	20	19	
5	0810	CONCRETE A	0 100	0	0	149.00	SF	6.50	6.50	100	2000	2000	3	79	765	
6	0810	CONCRETE A	0 100	38	16	608.00	SF	6.50	6.50	100	2000	2000	3	79	3,122	
7	0858	SCULP CONC	0 100	0	0	150.00	SF	13.00	13.00	100	2001	2001	3	94	1,833	
8	0855	CONC PAVER	0 100	0	0	516.00	SF	7.00	7.00	100	2014	2014	3	95	3,431	

LAND DESCRIPTION		TOTAL OB/UF 13,132															
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
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,887	131.5160	164.40	310,223	2000	2000	0	0	0 11.50	88.50
1 SNGL FAM - 100% - 2018 Heated Area: 1462 HX Base Yr 2018											

406 PORTSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		274,547	
TOTAL MARKET OB/UF VALUE		13,132	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		472,679	
SOH/AGL Deduction		206,668	
ASSESSED VALUE		266,011	
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE		211,011	
TOTAL JUST VALUE		472,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		460,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101446	H/AC	5,000	08/31/2010
20012391	REMODEL	4,000	10/30/2001
20010288	XFOB	1,000	02/21/2001
2002351	NEW CONSTR	0	03/06/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2145/0026	8/25/2017	WD	Q	I	02	297,500	
GRANTOR: BIRKITT FAYE S							
GRANTEE: JENEY JAYNE E							
0952/1324	10/05/2000	WD	Q	I		193,100	
GRANTOR: PANITZ HOMES							
GRANTEE: BIRKITT FAYE S							

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP=[YR=2001] W22 S10 BAS=[YR=2000] W2 U2 L2 W7 L2 D2 W1 S40 E11 FOP=[YR=2000] S2 E5 N6 E2 N8 W6 S12 W1 \$ E1 N12 E6 S8 W2 S8 FGR=[YR=2000] S20 E20 N20 W11 N4 W3 S4 W6 \$ E6 N4 E3 S4 E11 N44 W22 \$ E22 N10\$.	