

LOT 41
IN OR 2540/389
OCEAN CAY PB 6/166

HOLMES SHARON ELIZABETH TRUST/HOLMES SHARON E TRUS
408 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0041-0000



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 Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
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
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NEIGHBORHOOD/LOC	1081.00
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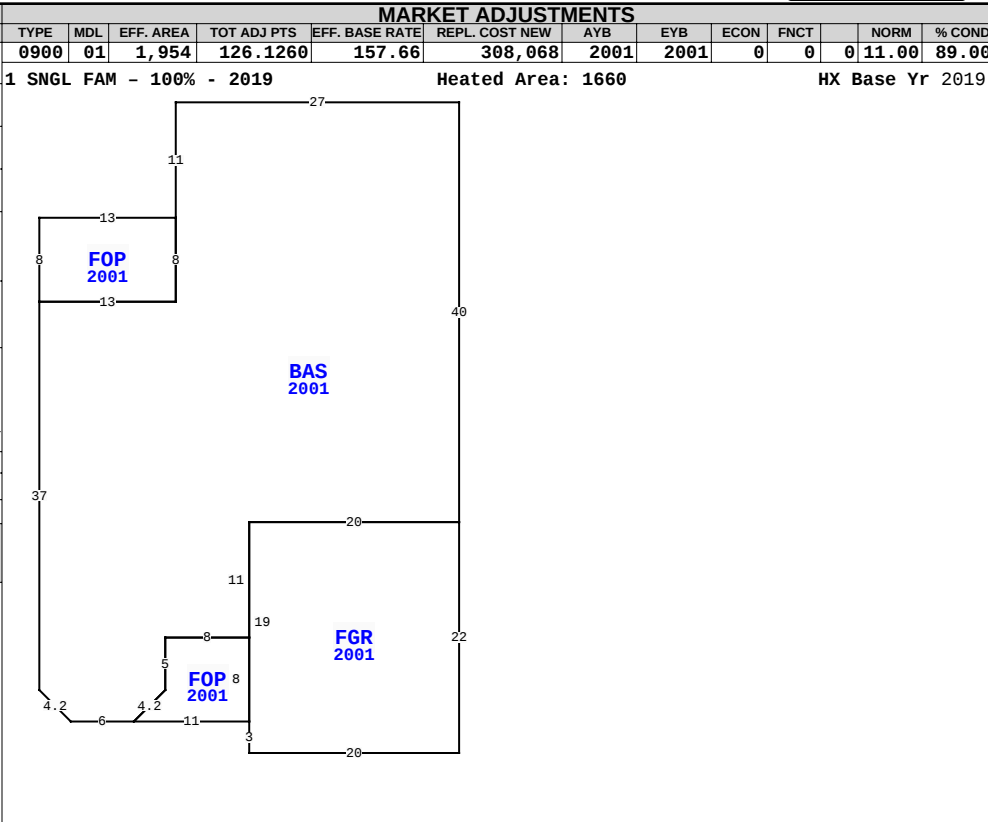
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	232,927
FGR	440	55	242	33,957
FOP	69	30	21	2,947
FOP	104	30	31	4,349

TOTALS	2,273	1,954	274,181
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50
3	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
5	1242	WD DECK A	0	100	2	4	8.00	SF	10.00
6	1242	WD DECK A	0	100	9	8	72.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	415.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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408 PORTSIDE DR, FERNANDINA BEACH

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

TOTAL OB/XF										10,074		
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
03	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	:

Total Acres: 0.00	Total Land Value: 185,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE									
274,181									
TOTAL MARKET OB/XF VALUE									
10,074									
TOTAL LAND VALUE - MARKET									
185,000									
TOTAL MARKET VALUE									
469,255									
SOH/AGL Deduction									
138,728									
ASSESSED VALUE									
330,527									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
280,527									
TOTAL JUST VALUE									
469,255									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
457,214									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012232	XFOB	1,000	10/11/2001
20010140	NEW CONSTR	190,411	01/30/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2540/0389	2/17/2022	WD	U	I	11	100	
GRANTOR: HOLMES SHARON							
GRANTEE: HOLMES SHARON ELIZA							
2196/1236	5/15/2018	WD	Q	I	01	391,000	
GRANTOR: HARRIS JOHN & LAURA L							
GRANTEE: HOLMES SHARON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W27 S11 FOP=[YR=2001] W13 S8 E13 N8 \$ S8 W13 S37 D3 R3 E6 FOP=[YR=2001] E11 FGR=[YR=2001] S3 E20 N22 W20 S19 \$ N8 W8 S5 D3 L3 \$ U3 R3 N5 E8 N11 E20 N40 \$.									