

LOT 42
IN OR 1490/1691
OCEAN CAY PB 6/166

ETHRIDGE SHARON V
410 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0042-0000



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 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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		

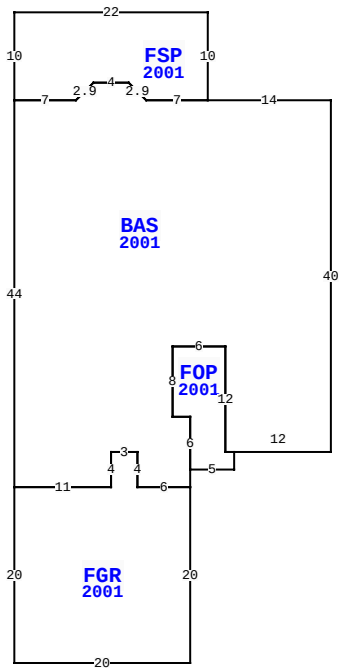
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	205,624
FGR	412	55	227	32,058
FOP	74	30	22	3,107
FSP	208	40	83	11,721
TOTALS	2,150		1,788	252,511

TOTALS		2,284	1,700	102,311		
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0500	FP-PRE FAB	0 100	0	0	
2	1242	WD DECK A	0 100	4	4	
3	1243	WD DECK F	0 100	3	3	
4	0819	CONC 12"	0 100	4	4	
5	0810	CONCRETE A	0 100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	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													HEATED AREA: 1456		HX Base Yr 2008	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
0900	01	1,788	126.9400	158.68	283,720	2001	2001	0	0	0	11.00	89.00				
1 SNGL FAM - 100% - 2008																



410 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					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		252,511			
TOTAL MARKET OB/XF VALUE		6,279			
TOTAL LAND VALUE - MARKET		185,000			
TOTAL MARKET VALUE		443,790			
SOH/AGL Deduction		201,840			
ASSESSED VALUE		241,950			
TOTAL EXEMPTION VALUE		100,000			
BASE TAXABLE VALUE		141,950			
TOTAL JUST VALUE		443,790			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		432,618			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003069	NEW CONSTR	182,116	05/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1691	4/09/2007	WD	Q	I		378,000
GRANTOR: PARTIKA LINDA M & BRI						
GRANTEE: ETHRIDGE SHARON V						
0987/1351	5/22/2001	WD	Q	I		183,700
GRANTOR: PANITZ HOMES						
GRANTEE: PARTIKA LINDA MARIE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2001] W14 FSP=[YR=2001] N10 W22 S10 E7 U2 R2 E4 R2 D2 E7 \$ W7 U2 L2 W4 L2 D2 W7 S44 FGR=[YR=2001] S20 E20 N20W6 N4 W3 S4 W11 \$ E11 N4 E3 S4E6 N2 FOP=[YR=2001] E5 N2 W1 N12 W6S8 E2 S6 \$ N6 W2 N8 E6 S12 E12N40 \$.	