LOT 44
IN OR 1573/1073
OCEAN CAY PB 6/166

FLINT BRIAN H & SARAH D
414 PORTSIDE DR
FERNANDINA BEACH, FL 32034-2272

2024

00-00-31-152C-0044-0000

BUILDING CHARACTERISTICS

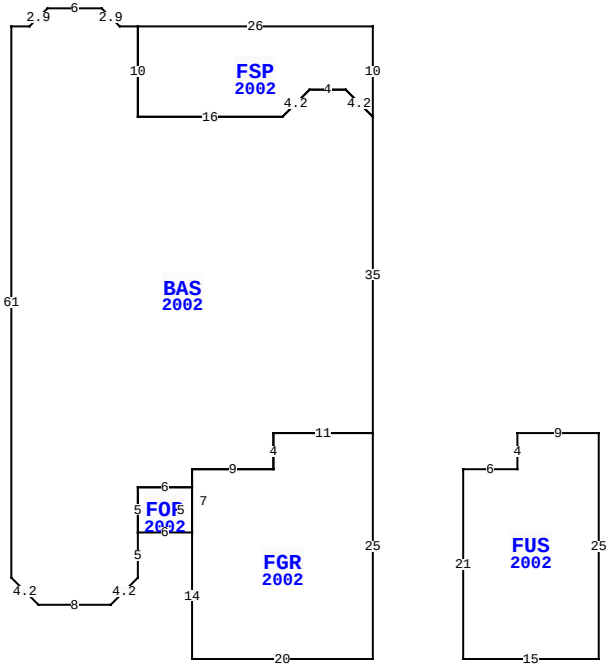
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,906	100	1,906	273,587
FGR	464	55	255	36,603
FOP	30	30	9	1,291
FSP	239	40	96	13,779
FUS	351	100	351	50,382
TOTALS	2,990		2,617	375,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,617	128.3040	160.38	419,714	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2009 Heated Area: 2257 HX Base Yr 2009



414 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		375,644
TOTAL MARKET OB/XF VALUE		15,093
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		575,737
SOH/AGL Deduction		269,745
ASSESSED VALUE		305,992
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,992
TOTAL JUST VALUE		575,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122548	FENCE 34LF 6'HIGH	0	12/20/2012
20011716	NEW CONSTR	245,698	07/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1073	6/25/2008	WD	Q	I		403,500
GRANTOR: WILLETTE MARK T & DEI						
GRANTEE: FLINT BRIAN H & SAR						
1055/0677	5/14/2002	WD	Q	I		239,700
GRANTOR: BEAZER HOMES CORP						
GRANTEE: WILLETTE MARK T & D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W26 BAS=[YR=2002] W2 U2 L2 W6 L2 D2 W2 S61 R3 D3 E8 U3 R3 N5 FOP=[YR=2002] E6 FGR=[YR=2002] S14 E20 N25 W11 S4 W9 S7 $ N5 W6 S5 $ N5 E6 N2 E9 N4 E11 N35 L3 U3 W4 L3 D3 W16 N10 $ S10 E16 U3 R3 E4 R3 D3 N10 $ PTR= E10 S49 FUS=[YR=2002] E6 N4 E9 S25 W15 N21 $N49 W10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2002	2002	3	82	210	
3	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2002	2002	3	82	469	
4	0810	CONCRETE A	0	100	100	16	1,600.00	SF	6.50	6.50	100	2002	2002	3	82	8,528	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2002	2002	3	82	85	
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	20	96	
7	1243	WD DECK F	0	100	2	6	12.00	SF	8.00	8.00	100	2002	2002	3	20	19	
8	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2002	2002	3	82	48	
9	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2002	2002	3	58	780	
10	0855	CONC PAVER	0	100	22	10	220.00	SF	10.00	10.00	100	2004	2004	3	84	1,848	

TOTAL OB/XF 15,093

LAND DESCRIPTION

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