

**RUFF GARY A & CATHERINE T L/E/
416 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034**

00-00-31-152C-0045-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall 16 WD FR STUC 70										0900 01 2,290 128.8210 161.03 368,759 2002 2002 0 0 10.50 89.50										VALUATION BY STANDARD									
Exterior Wall 23 REINF CONC 30										1 SNGL FAM - 100% - 2010 Heated Area: 1946 HX Base Yr 2010										Tax Group: 2 Tax Dist:									
Roof Structure 08 IRREGULAR 100																				BUILDING MARKET VALUE 330,039									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 11,793									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 185,000									
Interior Floor 12 HARDWOOD 70																				TOTAL MARKET VALUE 526,832									
Interior Floor 11 CLAY TILE 30																				SOH/AGL Deduction 258,140									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 268,692									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 218,692									
Bathrooms 2 100																				TOTAL JUST VALUE 526,832									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 512,201									
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 1,946 100 1,946 280,461																													
FGR 440 55 242 34,877																													
FOP 134 30 40 5,765																													
FSP 156 40 62 8,936																													
TOTALS 2,676 2,290 330,039																													
EXTRA FEATURES										416 PORTSIDE DR, FERNANDINA BEACH																			
L N 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 0819 CONC 12" 0 100 5 5 25.00 SF 9.50 9.50 100 2002 2002 3 82 195																													
3 0810 CONCRETE A 0 100 60 16 960.00 SF 6.50 6.50 100 2002 2002 3 82 5,117																													
4 0810 CONCRETE A 0 100 10 3 30.00 SF 6.50 6.50 100 2002 2002 3 82 160																													
5 1242 WD DECK A 0 100 4 4 16.00 SF 15.00 15.00 100 2002 2002 3 20 48																													
6 0810 CONCRETE A 0 100 4 4 16.00 SF 6.50 6.50 100 2002 2002 3 82 85																													
7 0810 CONCRETE A 0 100 3 3 9.00 SF 6.50 6.50 100 2002 2002 3 82 48																													
8 0855 CONC PAVER 0 100 0 0 320.00 SF 10.00 10.00 100 2007 2007 3 88 2,816																													
9 1134 LANDSCP BL 0 100 24 3 72.00 SF 4.50 4.50 100 2007 2007 3 97 314																													
LAND DESCRIPTION										TOTAL OB/XF 11,793																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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																													