

LOT 47
IN OR 1703/1443
OCEAN CAY PB 6/166

KENT ROSS E & LAURA E
4606 BRIAR PATCH COURT
FAIRFAX, VA 22032

2024

00-00-31-152C-0047-0000



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	12	HARDWOOD 70
Interior Floor	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

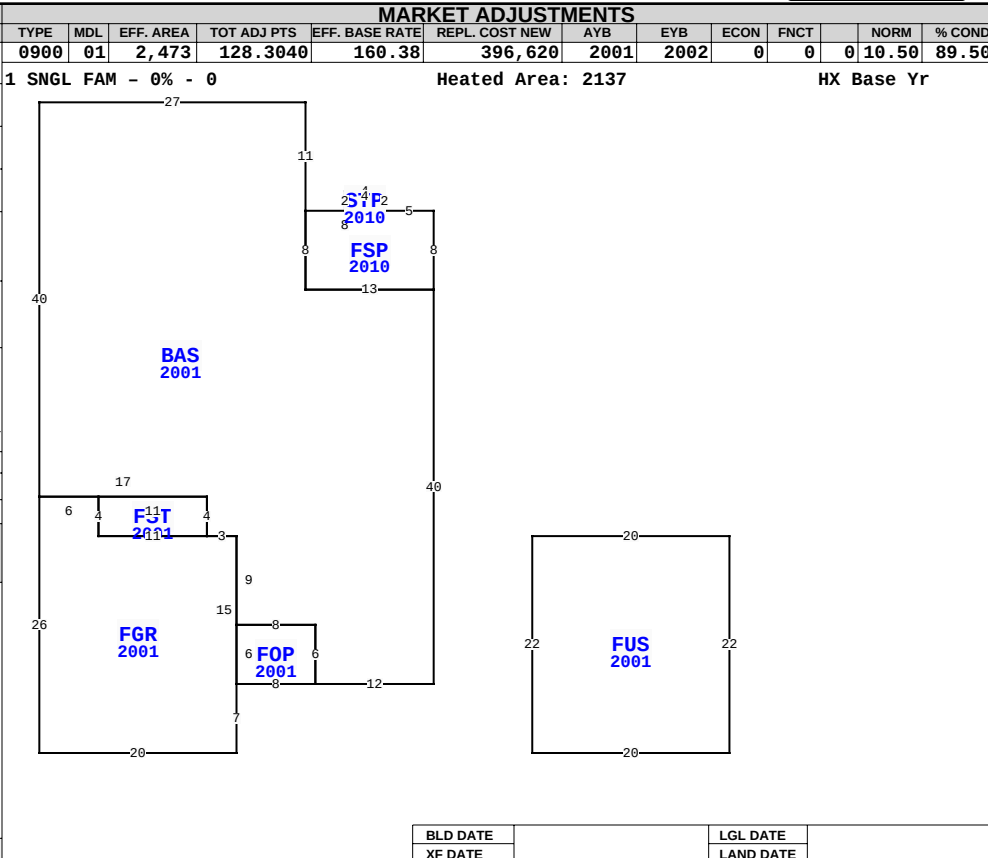
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100	1,697	243,588
FGR	464	55	255	36,603
FOP	48	30	14	2,009
FSP	104	40	42	6,029
FST	44	55	24	3,445
FUS	440	100	440	63,157
STP	8	10	1	143
TOTALS	2,805		2,473	354,975

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	
5	1242	WD DECK A	0	0	7	4	28.00	SF	15.00	15.00	
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	



420 PORTSIDE DR, FERNANDINA BEACH											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										354,975	
TOTAL MARKET OB/XF VALUE										5,810	
TOTAL LAND VALUE - MARKET										185,000	
TOTAL MARKET VALUE										545,785	
SOH/AGL Deduction										12,655	
ASSESSED VALUE										533,130	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										533,130	
TOTAL JUST VALUE										545,785	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										530,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121715	H/AC	2,500	08/20/2012
20120553	H/AC	1,500	04/03/2012
2003490	NEW CONSTR	215,000	07/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1703/1443	9/30/2010	WD	U	I	38	262,500
GRANTOR: DURR CHARLES R & SAND						
GRANTEE: KENT ROSS E & LAURA						
1703/1442	9/30/2010	WD	U	I	11	100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: DURR CHARLES R & SA						

BUILDING NOTES											
BUILDING DIMENSIONS											
FSP=[YR=2010] W5 STP=[YR=2010] N2W4S2E4\$ W8 BAS=[YR=2001] N11 W27 S40 FGR=[YR=2001] S26 E20 N7 FOP=[YR=2001] E8N6W8S6 \$ N15 W3 FST=[YR=2001] N4 W11 S4 E11 \$ W11 N4 W6 \$ E17 S4 E3 S9 E8 S6 E12N40 W13 N8 \$ S8 E13 N8 \$ PTR= E10S33 FUS=[YR=2001] E20 S22 W20 N22 \$N33 W10 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	