

LOT 49
IN OR 1847/1343
OCEAN CAY PB 6/166

ARIZZI JOSEPH W & LYNN M
417 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0049-0000



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	15	HARDTILE 60
Interior Floor	12	HARDWOOD 40
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
NEIGHBORHOOD/LOC	1081.00	

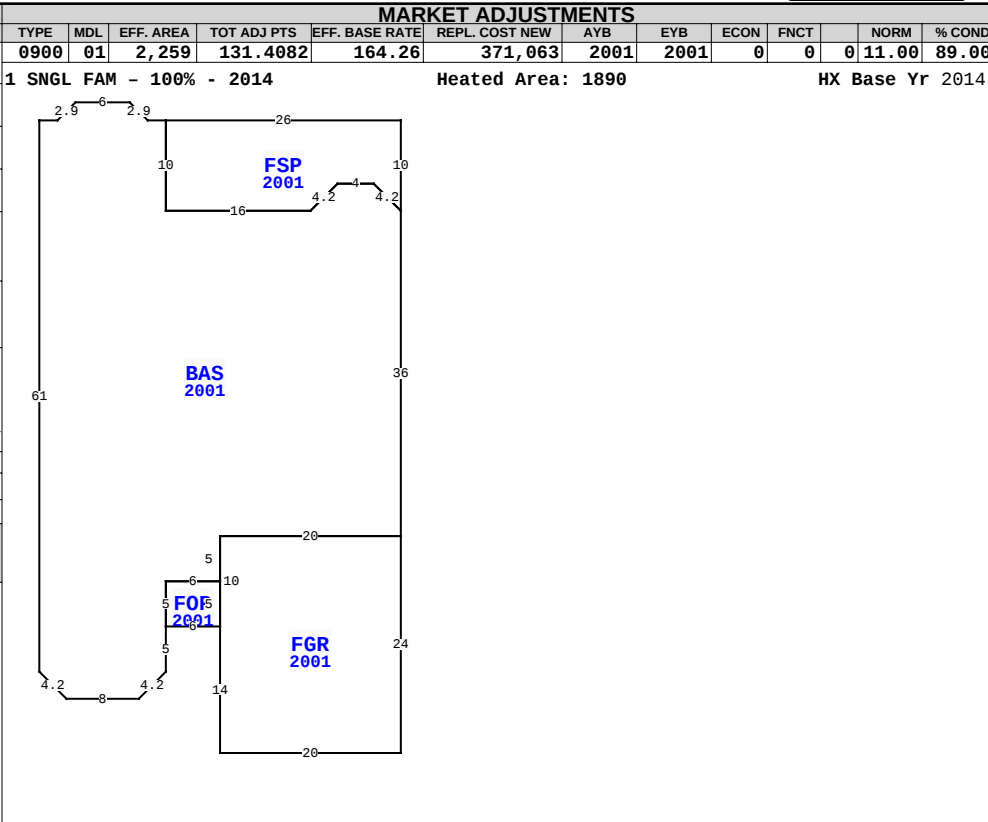
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	276,301
FGR	480	55	264	38,595
FOP	30	30	9	1,315
FSP	239	40	96	14,034

TOTALS	2,639		2,259	330,246
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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	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00
3	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	1,628.00	SF	6.50
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
6	0810	CONCRETE A	0	100	29	6	174.00	SF	6.50
7	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
8	1242	WD DECK A	0	100	6	4	24.00	SF	10.00
9	0462	ST/AL FNC	0	100	125	4	500.00	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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417 PORTSIDE DR, FERNANDINA BEACH

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

TOTAL OB/XF										14,814		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
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									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	330,246								
TOTAL MARKET OB/XF VALUE	14,814								
TOTAL LAND VALUE - MARKET	185,000								
TOTAL MARKET VALUE	530,060								
SOH/AGL Deduction	220,648								
ASSESSED VALUE	309,412								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	259,412								
TOTAL JUST VALUE	530,060								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	515,804								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121972	SOLAR HOT WATER S	4,100	09/25/2012
20100935	ELEC OTHER	1,500	06/07/2010
20100924	XFOB	20,000	06/04/2010
20010092	NEW CONSTR	254,657	01/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1847/1343	3/27/2013	WD	Q	I	02	330,000
GRANTOR: MARGILETH ANDREW M &						
GRANTEE: ARIZZI JOSEPH W & L						
1050/1963	4/19/2002	QC	U	I	18	100
GRANTOR: MARGILETH ANDREW M &						
GRANTEE: MARGILETH ANDREW M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2001] W26 BAS=[YR=2001] W2 U2 L2 W6 L2 D2 W2 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6 S5 \$ N5 E6N5 E20 N36 L3 U3 W4 D3 L3 W16 N10\$ S10 E16 U3 R3 E4 R3 D3 N10 \$.									