

LOT 51
IN OR 1304/1621
OCEAN CAY PB 6/166

THALACKER LVG TRST/THALACKER BRUCE A TRUSTEE
413 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0051-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floo	15 HARDTILE 30
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	1,874	100	1,874	260,703
FGR	480	55	264	36,727
FOP	30	30	9	1,252
FSP	239	40	96	13,355
TOTALS	2,623		2,243	312,037

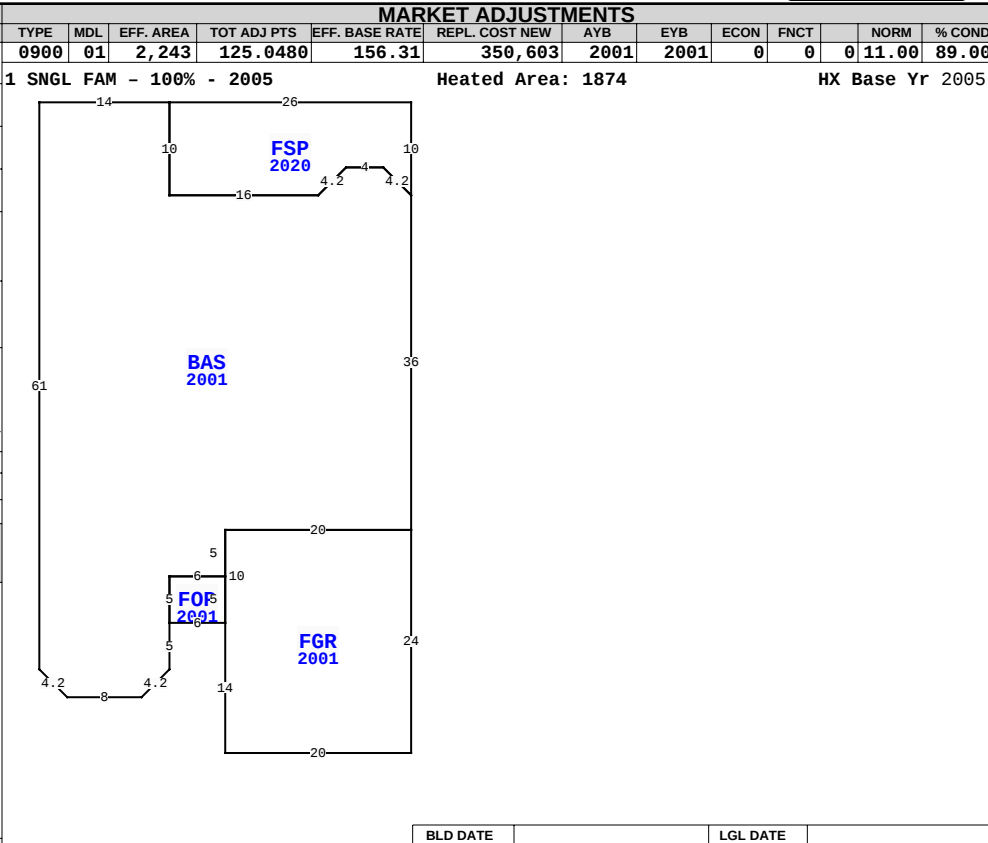
EXTRA FEATURES

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	2001	2001	3	85	2,975	
2	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50	6.50	100	2001	2001	3	80	4,077	
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	2001	2001	3	80	478	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	80	47	
5	0855	CONC PAVER	0	100	0	0	302.00	SF	10.00	10.00	100	2020	2020	3	99	2,990	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/29/2021 BY RK



413 PORTSIDE DR, FERNANDINA BEACH

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

TOTAL OB/XF 10,567

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		312,037
TOTAL MARKET OB/XF VALUE		10,567
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		507,604
SOH/AGL Deduction		221,565
ASSESSED VALUE		286,039
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,039
TOTAL JUST VALUE		507,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200070	REMODEL	0	02/07/2020
20101974	H/AC	1,000	11/15/2010
2004554	NEW CONSTR	212,350	12/20/2000

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20200070	REMODEL	0	02/07/2020
20101974	H/AC	1,000	11/15/2010
2004554	NEW CONSTR	212,350	12/20/2000

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2020] W26 BAS=[YR=2001] W14 S61 D3 R3 E8 R3 U3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6 S5 \$ N5 E6 N5 E20 N36 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3 E4 D3 R3 N10 \$.	

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