LOT 53
IN OR 1637/1496
OCEAN CAY PB 6/166

MCGRUTHER KENNETH R TRUST/MCGRUTHER KENNETH R TRUS
409 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0053-0000

BUILDING CHARACTERISTICS

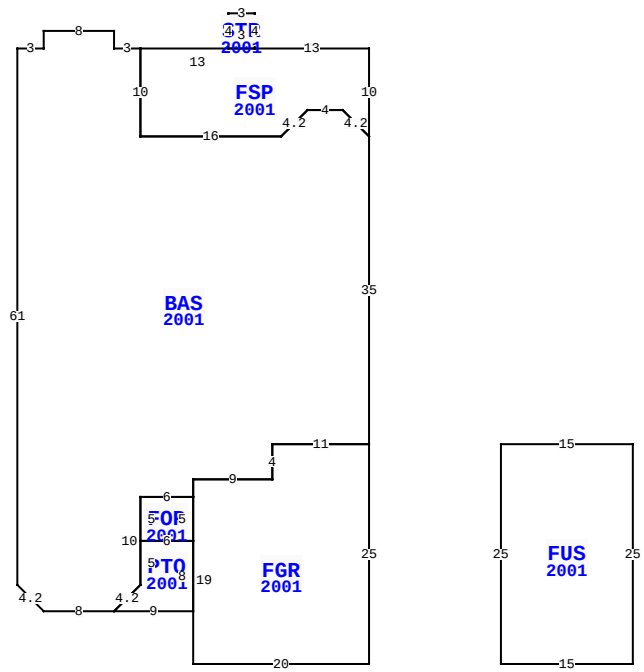
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	260,643
FGR	464	55	255	34,871
FOP	30	30	9	1,231
FSP	239	40	96	13,128
FUS	375	100	375	51,281
PTO	53	5	3	410
STR	12	10	1	137
TOTALS	3,079		2,645	361,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,645	122.9184	153.65	406,404	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2009 Heated Area: 2281 HX Base Yr 2009



409 PORTSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,700
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		203,500
TOTAL MARKET VALUE		576,800
SOH/AGL Deduction		261,514
ASSESSED VALUE		315,286
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,286
TOTAL JUST VALUE		576,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080456	H/AC	4,350	03/20/2008
2003067	NEW CONSTR	225,880	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1637/1496	8/27/2009	WD	U	I	30	100
GRANTOR: MCGRUTHER KENNETH R						
GRANTEE: MCGRUTHER KENNETH R						
1585/1120	9/17/2008	WD	Q	I		429,000
GRANTOR: LONG LAMBERT G & CATH						
GRANTEE: MCGRUTHER KENNETH R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W13 STR=[YR=2001] N4W3S4E3$ W13 BAS=[YR=2001] W3 N2 W8S2 W3 S61 D3 R3 E8 PTO=[YR=2001] E9N8FOP=[YR=2001] N5W6S5E6$ W6S5 D3 L3 $ U3 R3 N10 E6FGR=[YR=2001] S19E20N25 W11S4 W9S2$ N2E9N4E11N35 U3 L3 W4 D3 L3 W16N10$ S10E16 U3 R3 E4 D3 R3 N10$ PTR= E15S45 FUS=[YR=2001] S25 E15 N25 W15 $ N45W15 $.

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	2001	2001	3	85	2,975	
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	80	205	
3	0810	CONCRETE A	0	100	26	16	416.00	SF	6.50	6.50	100	2001	2001	3	80	2,163	
4	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2001	2001	3	80	187	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	80	47	
6	0858	SCULP CONC	0	100	0	0	485.00	SF	13.00	13.00	100	2001	2001	3	94	5,927	
7	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2001	2001	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 203,500 Market: 0 Agricultural: 0 Common: 203,500 PRINTED 08/06/2024 BY SYS