

LOT 55
IN OR 1007/472
OCEAN CAY PB 6/166

WISE JOSEPH P & PAMELA D
405 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0055-0000



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 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

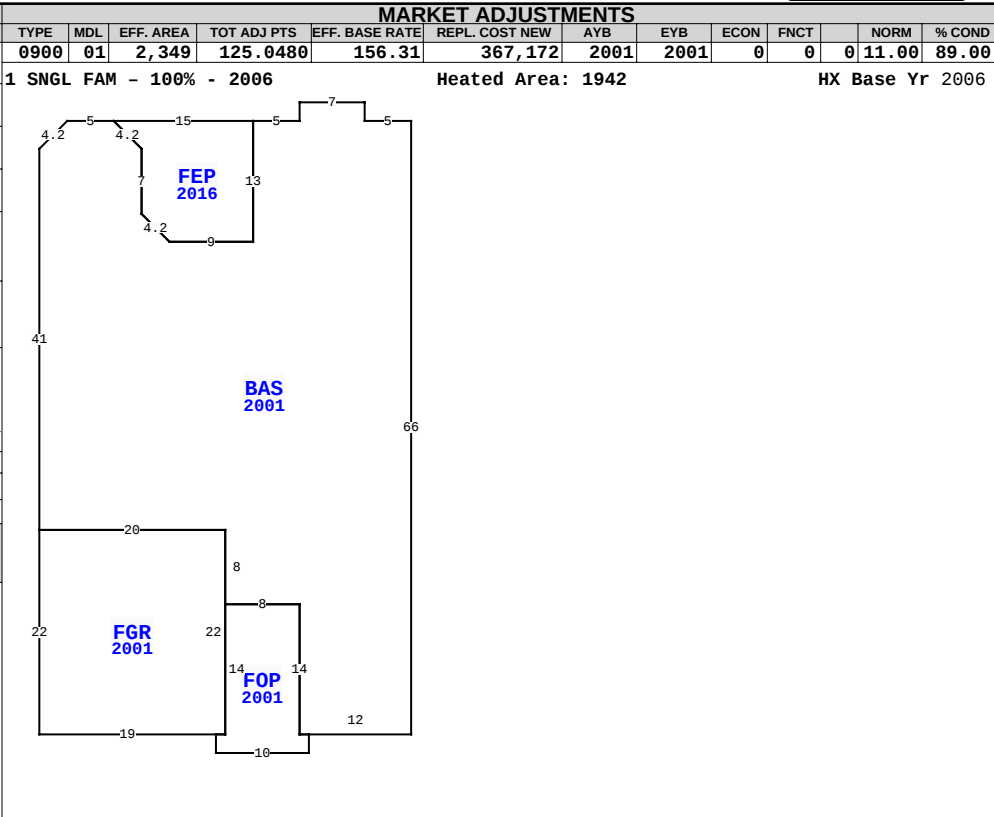
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1,942	270,163
FEP	156	80	125	17,390
FGR	440	55	242	33,666
FOP	132	30	40	5,564

TOTALS	2,670	2,349	326,783
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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	0819	CONC 12"	0	100	3	4	12.00	SF	9.50
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50
4	0810	CONCRETE A	0	100	29	16	464.00	SF	6.50
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
6	1242	WD DECK A	0	100	7	3	21.00	SF	10.00
7	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
8	1242	WD DECK A	0	100	12	12	144.00	SF	10.00
9	0858	SCULP CONC	0	100	13	14	182.00	SF	13.00
10	0476	VF 6 SBPL	0	100	0	0	15.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00



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

TOTAL OB/XF									
8,936									
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	0819	CONC 12"	0	100	3	4	12.00	SF	9.50
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50
4	0810	CONCRETE A	0	100	29	16	464.00	SF	6.50
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
6	1242	WD DECK A	0	100	7	3	21.00	SF	10.00
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1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					326,783				
TOTAL MARKET OB/XF VALUE					9,158				
TOTAL LAND VALUE - MARKET					203,500				
TOTAL MARKET VALUE					539,441				
SOH/AGL Deduction					241,596				
ASSESSED VALUE					297,845				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					247,845				
TOTAL JUST VALUE					539,441				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					525,028				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160164	ENCLOS	8,000	01/22/2016
20101333	H/AC	3,500	08/10/2010
20081204	XFOB	1,000	07/29/2008
2002696	NEW CONSTR	214,663	04/11/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1007/0472	9/12/2001	WD	Q	I		248,000			
GRANTOR: MILLER DAVID F JR									
GRANTEE: WISE JOSEPH P & PAM									
1005/0253	8/27/2001	WD	U	V	07	100			
GRANTOR: PANITZ HOMES									
GRANTEE: MILLER DAVID F JR									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W5 N2 W7 S2 W5 FEP=[YR=2016] W15 D3 R3 S7 R3 D3 E9 N13\$ S13W9 L3 U3 N7 U3 L3 W5 L3 D3 S41 FGR=[YR=2001] S22 E19 FOP=[YR=2001] S2 E10 N2 W1 N14 W8 S14 W1 \$ E1 N22 W20 \$ E20 S8 E8 S14 E12 N66 \$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																	
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