LOT 57
IN OR 2014/376
OCEAN CAY PB 6/166

MCNAIR LUKE M & NATALIE CORREA
401 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0057-0000

BUILDING CHARACTERISTICS

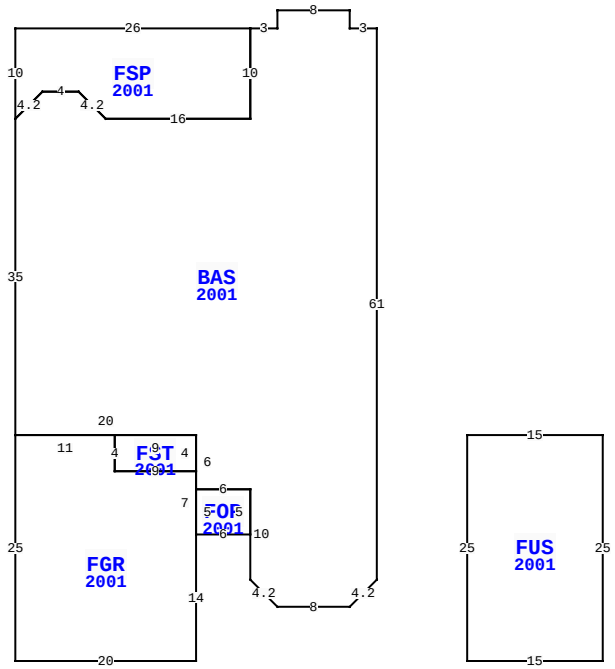
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,870	100	1,870	252,641
FGR	464	55	255	34,451
FOP	30	30	9	1,216
FSP	239	40	96	12,970
FST	36	55	20	2,702
FUS	375	100	375	50,663
TOTALS	3,014		2,625	354,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	121.4400	151.80	398,475	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2016 Heated Area: 2245 HX Base Yr 2016



401 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		354,643
TOTAL MARKET OB/XF VALUE		88,136
TOTAL LAND VALUE - MARKET		203,500
TOTAL MARKET VALUE		646,279
SOH/AGL Deduction		216,727
ASSESSED VALUE		429,552
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		379,552
TOTAL JUST VALUE		646,279
NCON VALUE		81,595
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0672	POOL ENCL	21,417	07/26/2024
2023-0672	SCRN ROOM		11/07/2023
2022-2579	P- 589 DCK- 913		03/07/2023
20110646	H/AC	4,500	04/28/2011
2003070	NEW CONSTR	227,975	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/0376	10/30/2015	WD	Q	I	01	355,000
GRANTOR: KUZMAK MICHAEL P & CA						
GRANTEE: MCNAIR LUKE MATTHEW						
1182/0862	10/22/2003	WD	Q	I		300,000
GRANTOR: HICKOX A MICHAEL						
GRANTEE: KUZMAK MICHAEL P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N2 W8 S2 W3 FSP=[YR=2001] W26 S10 R3 U3 E4 R3 D3 E16 N10 $ S10 W16 U3 L3 W4 D3 L3 S35 FGR=[YR=2001] S25 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $ N7 FST=[YR=2001] N4 W9 S4 E9 $ W9 N4 W11 $ E20 S6 E6 S10 R3 D3 E8 R3 U3 N61 $ PTR= E10S45 FUS=[YR=2001] E15 S25 W15 N25 $N45 W10 $.

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	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	100	2001	2001	3	80	520	
3	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2001	2001	3	80	2,662	
4	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	80	205	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	80	47	
6	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
7	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
8	0861	POOL GUNIT	0	100	0	0	589.00	SF	85.00	85.00	100	2024	2023		100	50,065	
9	0855	CONC PAVER	0	100	0	0	913.00	SF	10.00	10.00	100	2024	2023		100	9,130	
10	0911	SCRN RM A	0	100	40	32	1,280.00	SF	17.50	17.50	100	2024	2023		100	22,400	

TOTAL OB/XF 88,136

LAND DESCRIPTION

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 03/06/2024 BY HS Total Acres: 0.00 Total Land Value: 203,500 Market: 0 Agricultural: 0 Common: 203,500 PRINTED 08/06/2024 BY SYS