

LOT 59
IN OR 2056/861
OCEAN CAY PB 6/166

MURPHY PATRICK J & JOANNA M
397 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0059-0000



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	14	CARPET 70
Interior Floor	11	CLAY TILE 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

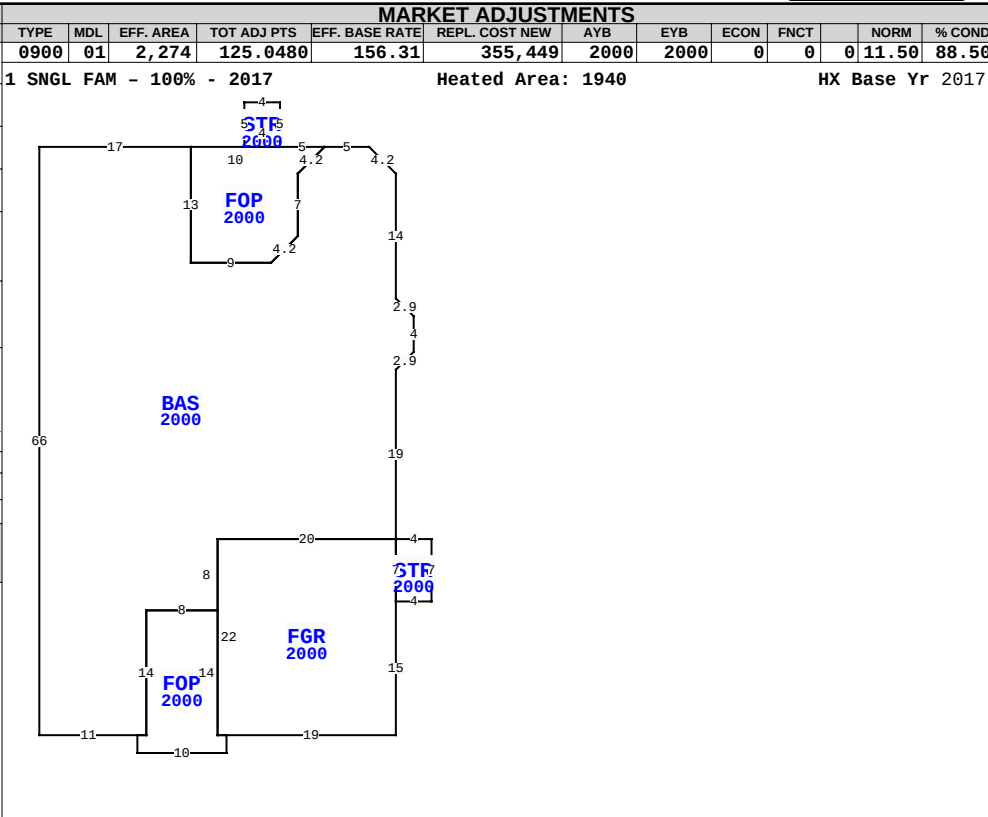
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	268,368
FGR	440	55	242	33,477
FOP	132	30	40	5,533
FOP	156	30	47	6,502
STR	20	10	2	277
STR	28	10	3	415

TOTALS	2,716		2,274	314,572
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	
3	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	
4	0810	CONCRETE A	0 100	45	17	765.00	SF	6.50	

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



397 PORTSIDE DR, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

TOTAL OB/XF									
7,270									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		314,572	
TOTAL MARKET OB/XF VALUE		7,270	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		506,842	
SOH/AGL Deduction		228,963	
ASSESSED VALUE		277,879	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		227,879	
TOTAL JUST VALUE		506,842	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002353	NEW CONSTR	133,000	03/06/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0861	7/06/2016	QC U	I	11		100
GRANTOR: MURPHY MICHAEL & ERIN						
GRANTEE: MURPHY PATRICK J &						
1755/1824	9/15/2011	QC U	I	11		94,465
GRANTOR: MURPHY MICHAEL & ERIN						
GRANTEE: MURPHY MICHAEL & ER						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2000] L3 U3 W5 FOP=[YR=2000] W5 STR=[YR=2000] N5W4S5E4\$ W10 S13 E9 R3 U3 N7 U3 R3 \$ L3 D3 S7 D3 L3 W9N13W17 S66 E11 FOP=[YR=2000] S2 E10 N2 FGR=[YR=2000] E19 N15 STR=[YR=2000] E4N7W4S7\$ N7W20S22E1\$ W1N14W8S14W1\$ E1N14E8N8E20 N19 R2 U2 N4 U2 L2 N14 \$.						