



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 90
Interior Floor	14	CARPET 10
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	1,456	100	1,456	203,928
FGR	412	55	227	31,794
FOP	74	30	22	3,082
FSP	208	40	83	11,625
TOTALS	2,150		1,788	250,428

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	1242	WD DECK A	0	0	4	3	12.00	SF	15.00	15.00	
3	0819	CONC 12"	0	0	4	2	8.00	SF	9.50	9.50	
4	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	
5	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,788	126.6100	158.26	282,969	2000	2000	0	0	11.50	88.50
1 SNGL FAM - 0% - 2023											
Heated Area: 1456											
HX Base Yr											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

395 PORTSIDE DR, FERNANDINA BEACH											
TOTAL OB/XF 6,527											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		250,428	
TOTAL MARKET OB/XF VALUE		6,527	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		441,955	
SOH/AGL Deduction		0	
ASSESSED VALUE		441,955	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		441,955	
TOTAL JUST VALUE		441,955	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		430,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003072	NEW CONSTR	165,080	05/25/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2580/1487	7/27/2022	WD	Q	I	01
GRANTOR: MORANDO MARIO J & BAR					
GRANTEE: BLACK STEVEN WAYNE					
0966/0259	1/10/2001	WD	U	I	21
GRANTOR: PANITZ HOMES					
GRANTEE: MORANDO MARIO J & B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W14 FSP=[YR=2001] N10 W22 S10 E7 U2 R2 E4 R2 D2 E7\$W7 U2 L2 W4 L2 D2 W7S44 FGR=[YR=2000] S20 E20 N20W6 N4 W3 S4 W11 \$ E11 N4 E3 S4E6 N2 FOP=[YR=2000] E5 N2 W1 N12 W6S8 E2 S6 \$ N6 W2 N8 E6 S12 E12N40 \$.											