



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	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1,474	229,445
FGR	412	55	227	35,335
FOP	74	30	22	3,425
FSP	208	40	83	12,920
TOTALS	2,168		1,806	281,123

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0835	QUARY TILE	0 100	4	4	16.00	SF	20.00	20.00	100	2001	2001	3	80	256	
3	0810	CONCRETE A	0 100	47	16	752.00	SF	6.50	6.50	100	2001	2001	3	80	3,910	
4	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	80	94	
5	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
7	1242	WD DECK A	0 100	30	14	420.00	SF	10.00	10.00	100	2001	2001	3	20	840	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,806	139.9200	174.90	315,869	2001	2001	0	0	0 11.00	89.00
1 SNGL FAM - 100% - 2007											
Heated Area: 1474											
HX Base Yr 2007											

2604 PORTSIDE DR, FERNANDINA BEACH

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

TOTAL OB/XF											
8,363											

Total Acres: 0.00	Total Land Value: 203,500	Market: 0	Agricultural: 0	Common: 203,500
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NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		281,123
TOTAL MARKET OB/XF VALUE		8,363
TOTAL LAND VALUE - MARKET		203,500
TOTAL MARKET VALUE		492,986
SOH/AGL Deduction		221,027
ASSESSED VALUE		271,959
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,959
TOTAL JUST VALUE		492,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003321	NEW CONSTR	190,000	06/22/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0979/1610	4/05/2001	WD	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: YAKABOW ALUN L & GE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2001] W22 S10 BAS=[YR=2001] W2 U2 L2 W7 L2 D2 W1S40 E11 FOP=[YR=2001] S2 E5 N6 E2 N8 W6 S12 W1 \$ E1 N12 E6 S8 W2 S8 FGR=[YR=2001] S20 E20 N20 W11 N4 W3 S4 W6 \$ E6 N4 E3 S4 E11 N44 W7 U2 L2 W4 L2 D2 W7\$ E7 R2 U2 E4 R2 D2 E7N10\$.					