

LOT 65
IN OR 2149/133
ESMT IN OR 989/282

KANE STEPHEN E & JANE E
2600 PORTSIDE DR
FERNADNINA BEACH, FL 32034

2024

00-00-31-152C-0065-0000



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	12 HARDWOOD 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	1,874	100	1,874	266,045
FGR	480	55	264	37,479
FOP	30	30	9	1,278
FOP	239	30	72	10,221
FUS	480	100	480	68,144

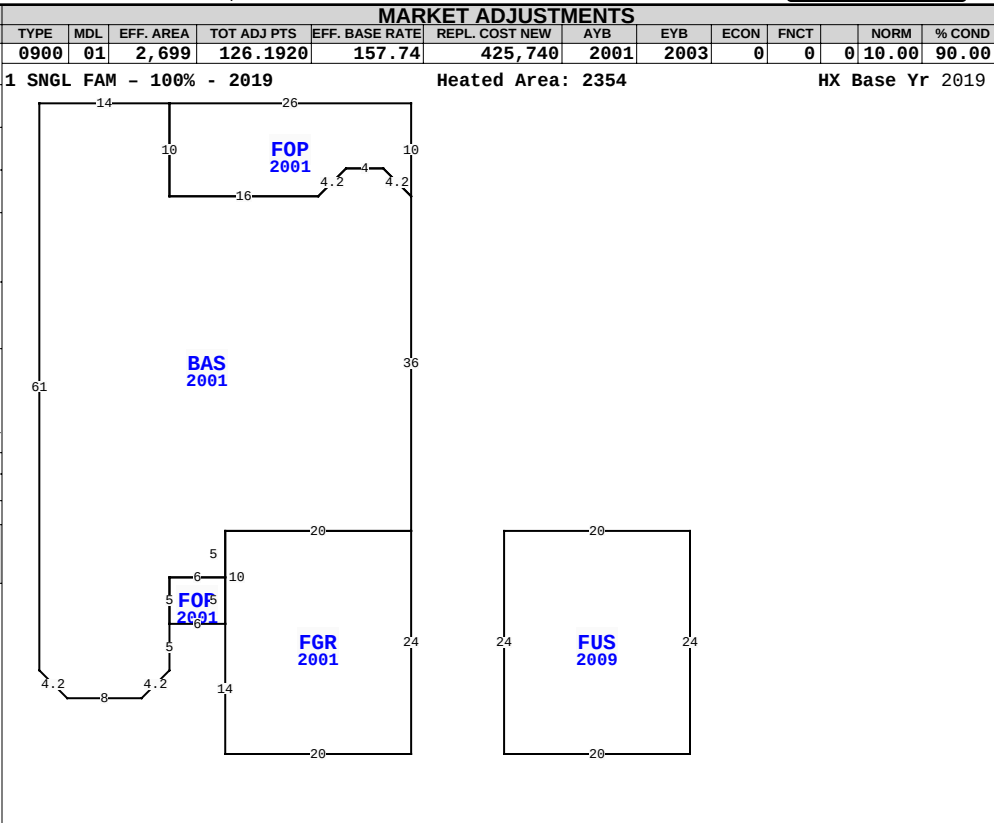
TOTALS	3,103	2,699	383,166
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EXTRA FEATURES

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	0819	CONC 12"	0 100	5	6	30.00	SF	9.50	9.50	100	2001	2001	3	80	228	
3	1126	CB/STC 8"	0 100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	80	205	
4	0855	CONC PAVER	0 100	43	4	172.00	SF	10.00	10.00	100	2009	2009	3	90	1,548	
5	0810	CONCRETE A	0 100	0	0	946.00	SF	6.50	6.50	100	2001	2001	3	80	4,919	
6	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
7	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2001	2001	3	20	64	
8	0855	CONC PAVER	0 100	0	0	900.00	SF	10.00	10.00	100	2009	2009	3	90	8,100	
9	0479	VF PICKET	0 100	0	0	250.00	LF	10.00	10.00	100	2011	2011	3	81	2,025	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000							



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

TOTAL OB/XF 20,112															
2600 PORTSIDE DR, FERNADNINA BEACH															

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		383,166
TOTAL MARKET OB/XF VALUE		20,112
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		588,278
SOH/AGL Deduction		162,331
ASSESSED VALUE		425,947
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		375,947
TOTAL JUST VALUE		588,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183431	ADD BATH	5,000	10/03/2018
20110537	XFOB	4,600	04/12/2011
20090778	ELEC OTHER	1,100	06/18/2009
20090779	H/AC	6,000	06/18/2009
20090574	ADDITION	30,000	05/07/2009
2003491	NEW CONSTR	190,000	07/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0133	9/28/2017	WD	Q	I	02	400,000

GRANTOR: NORRIS PATRICIA ANN &
GRANTEE: KANE STEPHEN E & JA
1314/0212 5/03/2005 TD Q I 372,000
GRANTOR: WAGNER PAUL J JR TRUS
GRANTEE: NORRIS PATRICIA ANN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W26 BAS=[YR=2001] W14 S61 D3 R3 E8 U3 R3 N5
FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6
S5 \$ N5 E6 N5 E20 N36 U3 L3 W4 D3 L3 W16 N10 \$ S10 E16 U3
R3 E4 D3 R3 N10 \$ PTR=E10S46 FUS=[YR=2009] S24E20N24W20\$
N46W10\$.