

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																								
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																						
																						STANDARD																																						
VALUATION BY																					Tax Group: 2										Tax Dist:																													
BUILDING MARKET VALUE																															0																													
TOTAL MARKET OB/XF VALUE																															0																													
TOTAL LAND VALUE - MARKET																															0																													
TOTAL MARKET VALUE																															0																													
SOH/AGL Deduction																															0																													
ASSESSED VALUE																															0																													
TOTAL EXEMPTION VALUE																															0																													
BASE TAXABLE VALUE																															0																													
TOTAL JUST VALUE																															0																													
NCON VALUE																															0																													
INCOME VALUE																															0																													
PREVIOUS YEAR MKT VALUE																															0																													
PERMIT NUM																					DESCRIPTION										AMT										ISSUED																			
2003095																					XFOB										23,000										05/26/2000																			
2003004																					NEW CONSTR										10,000										05/18/2000																			
2002755																					XFOB										22,750										04/19/2000																			
SALES DATA																					OFF RECORD										TYPE										Q / V / RSN										SALE									
Number																					DATE										INST U										I / I / CD										PRICE									
BUILDING NOTES																																																												
BUILDING DIMENSIONS																																																												
TOTALS																					PORTSIDE DR, FERNANDINA BEACH										BLD DATE										LGL DATE																			
EXTRA FEATURES																															XF DATE										LAND DATE																			
																															INC DATE										AG DATE																			
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																																												
LAND DESCRIPTION																	TOTAL OB/XF										0																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																				
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS																																																												