LOT 3
OCEAN CAY PB 6/166

HOUZE HEZEKIAH & JAIME
2605 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

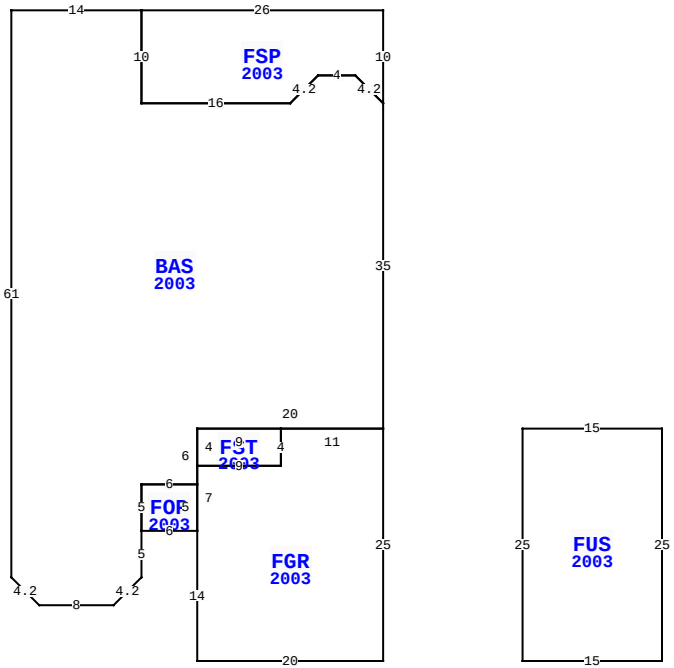
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2003	1,854	272,927
FGR	464	55	2003	255	37,538
FOP	30	30	2003	9	1,325
FSP	239	40	2003	96	14,132
FST	36	55	2003	20	2,945
FUS	375	100	2003	375	55,204
TOTALS	2,998			2,609	384,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,609	124.6080	164.48	429,128	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 2229 HX Base Yr 2021



2605 PORTSIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		384,070
TOTAL MARKET OB/XF VALUE		5,624
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		639,694
SOH/AGL Deduction		180,579
ASSESSED VALUE		459,115
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		408,393
TOTAL JUST VALUE		639,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032305	NEW CONSTR	2,000	01/08/2003
20021151	NEW CONSTR	196,900	07/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2366/0289	5/12/2020	WD	U	I	11	100
GRANTOR: HOUZE VICTOR D & LAVE						
GRANTEE: HOUSE HEZEKIAH & JA						
2361/0576	5/12/2020	WD	U	I	30	250,000
GRANTOR: HOUZE VICTOR D & LAVE						
GRANTEE: HOUZE HEZEKIAH & JA						

BUILDING NOTES

EXTRA FEATURES

LN	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	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2003	2003	3	82	213	
3	0810	CONCRETE A	0	100	24	16	384.00	SF	6.50	6.50	100	2003	2003	3	82	2,047	
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2003	2003	3	20	96	
5	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	20	48	
6	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2003	2003	3	82	210	

BUILDING DIMENSIONS

FSP=[YR=2003] W26 BAS=[YR=2003] W14 S61 D3 R3 E8 R3 U3 N5
FOP=[YR=2003] E6 FGR=[YR=2003] S14 E20 N25 W11
FST=[YR=2003] W9 S4 E9 N4 $ S4 W9 S7 $ N5 W6 S5 $ N5 E6 N6
E20 N35 L3 U3 W4 L3 D3 W16 N10 $ S10 E16 U3 R3 E4 R3 D3 N10
$ PTR= E15S45 FUS=[YR=2003] E15 S25 W15 N25 $ N45W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,624

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS