

WOOD LARRY A SR & RUBY A L/E/
2607 PORTSIDE DR
FERNANDINA BEACH, FL 32034

00-00-31-152C-0004-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall23REINF CONC 30

RooF Structur08IRREGULAR 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units1.5WOOD FRAME 100
1.5 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOODLOC1081.00

AREATOTALGROSSAREA

PCTOFBASE

YEAR

TOTADJAREA

SUBAREAMARKETVALUE

BAS1,67610020041,676248,101

FEP13080200910415,395

FGR46455200425537,748

FOP53302004162,369

FST56552004314,589

FUS440100200444065,134

TOTALS2,8192,522373,337

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900012,522124.6080164.48414,819200420040010.0090.00

1 SNGL FAM - 100% - 2016Heated Area: 2116HX Base Yr 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025MLU

VALUATION BY

STANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE373,337

TOTAL MARKET OB/XF VALUE6,015

TOTAL LAND VALUE - MARKET275,000

TOTAL MARKET VALUE654,352

SOH/AGL Deduction338,337

ASSESSED VALUE316,015

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE265,293

TOTAL JUST VALUE654,352

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE565,126

PERMIT NUMDESCRIPTIONAMTISSUED

20042403XFOB1,00012/21/2004

20033155OTHER3,00005/28/2003

20033123NEW CONSTR210,00005/20/2003

SALES DATA

OFF RECORDNumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

2740/2239/25/2024LEUII11100

GRANTOR: WOOD LARRY A SR & RUB

GRANTEE: WOOD LARRY ALAN JR

1969/08593/20/2015WDQII01355,000

GRANTOR: MALCZAK HENRYK

GRANTEE: WOOD LARRY A SR & R

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2009] W13 BAS=[YR=2004] N9 W27 S40 FGR=[YR=2004] S26 E20 N7 FOP=[YR=2004] E11 U3 L3 N3WBS6\$ N15 FST=[YR=2004] N4 W14 S4 E14\$ W14 N4 W6\$ E20 S13 E8 S3 R3 D3 E6 U3 R3 N37 W13 N10 \$ S10 E13 N10\$ PTR=E10S35 FUS=[YR=2004] E20 S22 W20 N22\$N35 W10\$.

LAND DESCRIPTION

TOTAL OB/XF6,015

LNUSECODECLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000134CRESCENT CRES RES POND1000003R-10.000.001.00LT1.001.001.10250,000.00275,000.00275,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 275,000Market: 0Agricultural: 0Common: 275,000PRINTED 07/30/2025 BY SYS