

LYON ALLAN W & MARTHA L
2609 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-152C-0005-0000

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 14 CARPET 60

Interior Floc 15 HARDTILE 40

Air Condition 03 CENTRAL 100

Heating Type 04 AIR DUCTED 100

Bedrooms 3 100

Bathrooms 2 100

Frame Stories Units Occupancy 02 WOOD FRAME 100
1. 1. 100
0 100
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 1,946 100 2003 1,946 290,702

FGR 440 55 2003 242 36,151

FOP 56 30 2003 17 2,539

FOP 156 30 2003 47 7,021

TOTALS 2,598 2,252 336,413

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 2003 2003 3 86 3,010

2 0835 QUARY TILE 0 100 7 8 56.00 SF 15.00 15.00 100 2004 2004 3 83 697

3 0810 CONCRETE A 0 100 37 16 592.00 SF 6.50 6.50 100 2003 2003 3 82 3,155

4 0810 CONCRETE A 0 100 20 3 60.00 SF 6.50 6.50 100 2003 2003 3 82 320

5 1242 WD DECK A 0 100 4 4 16.00 SF 15.00 15.00 100 2003 2003 3 20 48

6 1242 WD DECK A 0 100 6 4 24.00 SF 10.00 10.00 100 2003 2003 3 20 48

LAND DESCRIPTION

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

1 000134 C RES POND 100 0003 R-1 0.00 0.00 1.00 LT 1.00 1.00 1.10 250,000.00 275,000.00 275,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,252 126.4494 166.91 375,881 2003 2003 0 0 10.50 89.50

1 SNGL FAM - 100% - 2007 Heated Area: 1946 HX Base Yr 2007

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/06/2025 MLU

TOTAL OB/XF 7,278

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 1 2

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 336,413

TOTAL MARKET OB/XF VALUE 7,278

TOTAL LAND VALUE - MARKET 275,000

TOTAL MARKET VALUE 618,691

SOH/AGL Deduction 320,091

ASSESSED VALUE 298,600

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 247,878

TOTAL JUST VALUE 618,691

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 531,225

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1113/0185 2/10/2003 WD Q I 246,100

GRANTOR: BEAZER HOMES CORP

GRANTEE: LYON ALLAN W & MART

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] L3 U3 W5 FOP=[YR=2003] W15 S13 E9 U3 R3 N7 U3 R3 \$ D3 L3 S7 D3 L3 W9N13W3 U2 L2 W7 L2 D2 W3 S66 E12 N7 FOP=[YR=2003] E8 FGR=[YR=2003] S7 E20 N22 W20 S15 \$ N7 W8 S7 \$ N7 E8N8 E20 N41 \$.