

GRASS STEPHEN A & BETTE J
2613 PORTSIDE DR
FERNANDINA BEACH, FL 32034

00-00-31-152C-0007-0000



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

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1081.00

TOTAL GROSS AREA1,874

PCT OF BASE100

YEAR2001

TOT ADJ AREA1,874

SUBAREA MARKET VALUE273,750

FEP23980200419127,901

FGR48055200126438,565

FOP3030200191,315

TOTALS2,6232,338341,530

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTEYNORM% COND

0900012,338125.0480165.06385,910200120010011.5088.50

1 SNGL FAM - 100% - 2006Heated Area: 1874HX Base Yr 2006

142610104.24.24.2

613624201410565106

520201410565106

BAS2001

FEP2004

FOP2001

FGR2001

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200120013842,940

21126CB/STC 8"01008432.00SF8.008.0010020012001379202

30810CONCRETE A010016464.00SF6.506.5010020012001379329

40810CONCRETE A01002916464.00SF6.506.50100200120013792,383

51242WD DECK A01004416.00SF15.0015.001002001200132048

60810CONCRETE A0100339.00SF6.506.501002001200137946

71242WD DECK A01004416.00SF10.0010.001002001200132032

LAND DESCRIPTIONTOTAL OB/XF5,980

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES 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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE341,530

TOTAL MARKET OB/XF VALUE5,980

TOTAL LAND VALUE - MARKET275,000

TOTAL MARKET VALUE622,510

SOH/AGL Deduction322,032

ASSESSED VALUE300,478

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE244,756

TOTAL JUST VALUE622,510

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE534,806

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1307/14814/07/2005WDQI358,000

GRANTOR: BEWLEY DONALD T & JAN

GRANTEE: GRASS STEPHEN & BET

0993/18456/25/2001WDQI226,900

GRANTOR: PANITZ HOMES

GRANTEE: BEWLEY DONALD T & J

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2004] W26 BAS=[YR=2001] W14 S61 R3 D3 E8 U3 R3 N5
FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6
S5 \$ N5 E6 N5 E20 N36 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3
E4 R3 D3 N10 \$.