LOT 8
OCEAN CAY PB 6/166

BRASSELL JOHN P
2615 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0008-0000

BUILDING CHARACTERISTICS

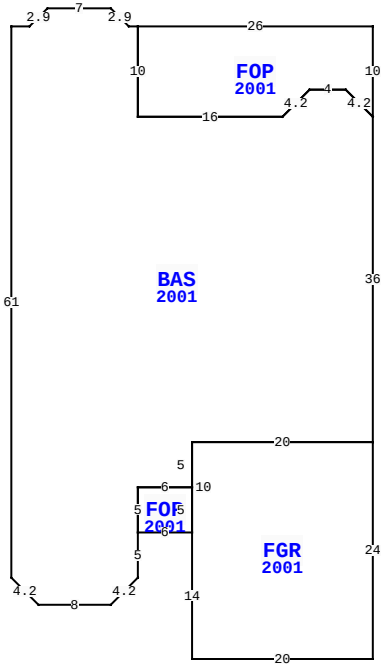
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,892	100	2001	1,892	270,184
FGR	480	55	2001	264	37,700
FOP	30	30	2001	9	1,285
FOP	239	30	2001	72	10,282
TOTALS	2,641			2,237	319,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,237	122.2452	161.36	360,962	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2021 Heated Area: 1892 HX Base Yr 2021



2615 PORTSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		319,451
TOTAL MARKET OB/XF VALUE		6,191
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		600,642
SOH/AGL Deduction		172,940
ASSESSED VALUE		427,702
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		376,980
TOTAL JUST VALUE		600,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011305	NEW CONSTR	209,321	06/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0216	4/30/2020	WD	Q	I	01	450,000
GRANTOR: KAWECKI ELIZABETH C						
GRANTEE: BRASSELL JOHN P						
1024/0743	12/12/2001	WD	Q	I		214,400
GRANTOR: BEAZER HOMES CORP						
GRANTEE: KAWECKI ELIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W26 BAS=[YR=2001] W1 U2 L2 W7 L2 D2 W2 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 $ N5 W6 S5 $ N5 E6N5 E20 N36 U3 L3 W4 L3 D3 W16N10$S10E16 U3 R3 E4 R3 D3 N10 $.

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	2001	2001	3	84	2,940	
2	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2001	2001	3	79	180	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2001	2001	3	79	308	
4	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2001	2001	3	79	2,629	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	2001	2001	3	20	40	
7	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	

LAND DESCRIPTION

TOTAL OB/XF 6,191

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	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