

REILY RICHARD L & KATHY J
2617 PORTSIDE DR
FERNANDINA BEACH, FL 32034

00-00-31-152C-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	16	WD FR STUC 70								0900	01	2,219	122.2452	161.36	358,058	2001	2001		0	0	11.50	88.50	VALUATION BY STANDARD									
Exterior Wall	23	REINF CONC 30								1 SNGL FAM - 100% - 2015										Heated Area: 1874 HX Base Yr 2015												
RooF Structur	08	IRREGULAR 100								Floor Plan Details: - Overall Dimensions: 26' x 61' - FOP 2001 (Front Porch) area: 505 - BAS 2001 (Back Yard) area: 267,614 - FGR 2001 (Front Garden) area: 37,700 - FOP 2001 (Front Porch) area: 1,285 - FOP 2001 (Front Porch) area: 10,282										Tax Group: 2 Tax Dist:												
RooF Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE 316,881												
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 5,963												
Interior Floo	14	CARPET 90																		TOTAL LAND VALUE - MARKET 275,000												
Interior Floo	15	HARDTILE 10																		TOTAL MARKET VALUE 597,844												
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 407,285												
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE 190,559												
Bedrooms	3	100																		TOTAL EXEMPTION VALUE HX HB 50,722												
Bathrooms	2	100																		BASE TAXABLE VALUE 139,837												
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE 597,844												
Stories	1.	1. 100								NCON VALUE 0																						
Units	0	100								INCOME VALUE																						
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE 511,321																						
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	1,874	100	2001	1,874	267,614																											
FGR	480	55	2001	264	37,700																											
FOP	30	30	2001	9	1,285																											
FOP	239	30	2001	72	10,282																											
TOTALS		2,623		2,219	316,881																											
EXTRA FEATURES										2617 PORTSIDE DR, FERNANDINA BEACH																						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	BLD DATE	XF DATE	INC DATE	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	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	2001	2001	3	79				416														
3	0810	CONCRETE A	0 100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	79				2,547														
4	1242	WD DECK A	0 100	4	3	12.00	SF	15.00	15.00	100	2001	2001	3	20				36														
5	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	2001	2001	3	20				24														