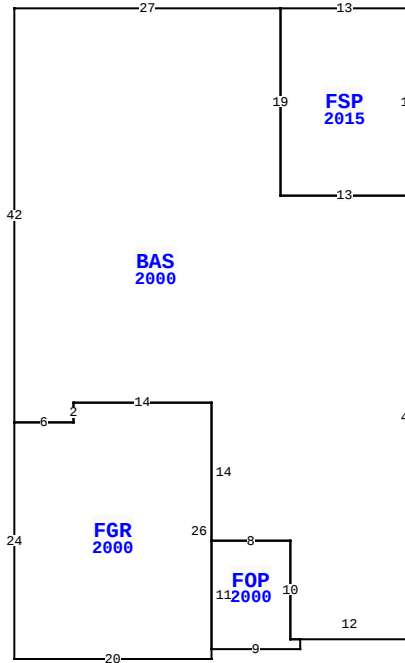


OBRIEN KATHLEEN M &/GRAVES ERIK P
2619 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
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	2,170	123.3232	162.79	353,254	2000	2000	0	0	0	12.00	88.00																	
Exterior Wall	23	REINF CONC 30								1 SNGL FAM - 100% - 2002										Heated Area: 1765										HX Base Yr 2002									
Roof Structur	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	11	CLAY TILE 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	1,765	100	2000	1,765	252,845																																		
FGR	508	55	2000	279	39,968																																		
FOP	89	30	2000	27	3,868																																		
FSP	247	40	2015	99	14,182																																		
TOTALS		2,609				2,170		310,864																															
EXTRA FEATURES										2619 PORTSIDE DR, FERNANDINA BEACH																													
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	100	2000	2000	3	83	2,905																								
2	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	100	2000	2000	3	20	36																								
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	100	2000	2000	3	20	18																								
4	0819	CONC 12"	0	100	3	3	9.00	SF	9.50	100	2000	2000	3	77	66																								
5	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	100	2000	2000	3	77	220																								
6	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	100	2000	2000	3	77	2,563																								
7	0861	POOL GUNIT	0	100	0	0	151.00	SF	170.00	100	2015	2015	3	75	19,253																								
8	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	100	2015	2015	3	95	7,904																								
9	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	100	2015	2015	3	75	3,420																								
10	0911	SCRN RM A	0	100	0	0	936.00	SF	17.50	100	2018	2018	3	78	12,776																								
LAND DESCRIPTION										TOTAL OB/XF										49,161																			
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	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																						

[illegible]