LOT 37
OCEAN CAY PB 6/166

TRAESTER JEANNE M & DONALD E
400 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0037-0000

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 70
Interior Floo	15	HARDTILE 30
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

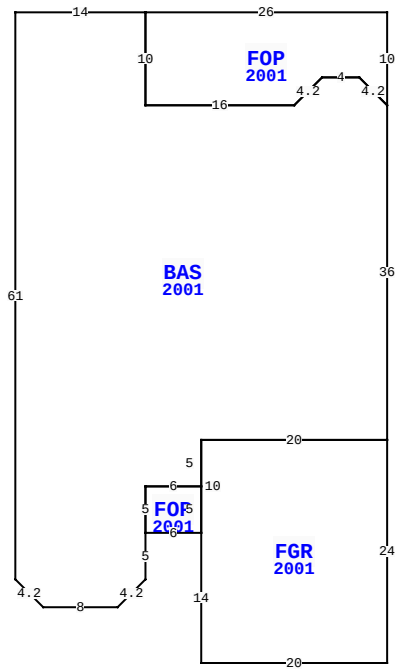
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2001	1,874	273,750
FGR	480	55	2001	264	38,565
FOP	30	30	2001	9	1,315
FOP	239	30	2001	72	10,517
TOTALS	2,623			2,219	324,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,219	125.0480	165.06	366,268	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2022 Heated Area: 1874 HX Base Yr 2022



400 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		324,147
TOTAL MARKET OB/XF VALUE		6,536
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		580,683
SOH/AGL Deduction		65,860
ASSESSED VALUE		514,823
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		464,101
TOTAL JUST VALUE		580,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003066	NEW CONSTR	200,000	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1344	4/19/2019	WD	Q	I	01	375,000
GRANTOR: MAHONEY MARY J L/E						
GRANTEE: TRAESTER JEANNE M &						
1374/1045	12/16/2005	QC	U	I	07	100
GRANTOR: MAHONEY MARY J L/E						
GRANTEE: CUROE JOANNE						

BUILDING NOTES

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	1126	CB/STC 8"	0	100	8	5	40.00	SF	8.00	8.00	100	2001	2001	3	79	253	
3	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	100	2001	2001	3	79	514	
4	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	2001	2001	3	79	2,711	
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	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	
7	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 6,536

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS