



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																		
Exterior Wall	16	WD FR STUC 70	0900	01	2,123	124.4012	164.21	348,618	2001	2001	0	0	0	11.50	88.50	VALUATION BY STANDARD																	
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2003														Heated Area: 1756																
Roof Structure	08	IRREGULAR 100															HX Base Yr 2003																
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 90																															
Interior Floor	15	HARDTILE 10																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	4	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	1,756	100	2001	1,756	255,192																												
FGR	508	55	2001	279	40,546																												
FOP	48	30	2001	14	2,035																												
FOP	247	30	2001	74	10,755																												
TOTALS			2,559		2,123	308,527																											
EXTRA FEATURES						402 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	0819	CONC 12"	0	100	2	4		8.00	SF 9.50	9.50	100	2001	2001	3	79	60																	
2	0810	CONCRETE A	0	100	12	3		36.00	SF 6.50	6.50	100	2001	2001	3	79	185																	
3	0810	CONCRETE A	0	100	34	16		544.00	SF 6.50	6.50	100	2001	2001	3	79	2,793																	
4	0810	CONCRETE A	0	100	3	3		9.00	SF 6.50	6.50	100	2001	2001	3	79	46																	
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	3		9.00	SF 10.00	10.00	100	2001	2001	3	20	18																	
TOTAL OB/XF 3,150																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																	