

LOT 39
IN OR 968/771
OCEAN CAY PB 6/166

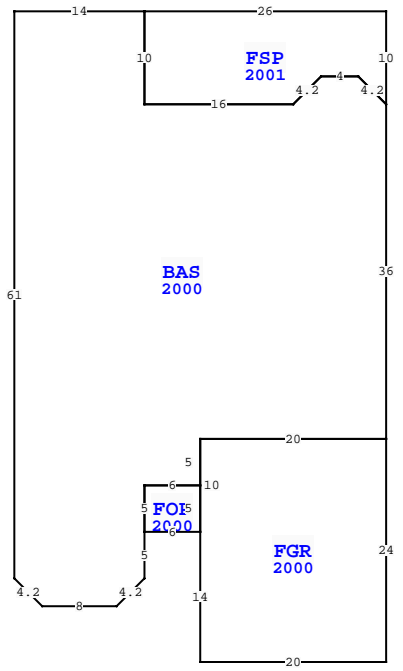
JORDAN DONALD F & NANCY M
404 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0039-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	23	REINF CONC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
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
BAS	1,874	100	2000
FGR	480	55	2000
FOP	30	30	2000
FSP	239	40	2001
TOTALS	2,623		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2001								
Heated Area: 1874					HX Base Yr 2001						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		329,454	
TOTAL MARKET OB/XF VALUE		12,784	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		592,238	
SOH/AGL Deduction		303,798	
ASSESSED VALUE		288,440	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		237,718	
TOTAL JUST VALUE		592,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130978	VYNLFNC	0	05/02/2013
20101332	H/AC	3,500	08/10/2010
20010112	REMODEL	2,000	01/26/2001
20010113	XFOB	3,000	01/26/2001
20010057	XFOB	2,000	01/18/2001
2003076	NEW CONSTR	197,260	05/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0968/0771	1/26/2001	WD Q	Q	I		202,000
GRANTOR: PANITZ HOMES						
GRANTEE: JORDAN DONALD F & N						

EXTRA FEATURES															404 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	0810	CONCRETE A	0	100	34	16	544.00	SF	6.50	6.50	100	2000	2000	3	77	2,723	
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2000	2000	3	77	380	
3	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	15.00	100	2000	2000	3	20	36	
4	0858	SCULP CONC	0	100	0	0	537.00	SF	13.00	13.00	100	2001	2001	3	94	6,562	
5	0835	QUARY TILE	0	100	5	6	30.00	SF	20.00	20.00	100	2002	2002	3	80	480	
6	0476	VF 6 SBPL	0	100	0	0	98.00	LF	32.00	32.00	100	2013	2013	3	83	2,603	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2001] W26 BAS=[YR=2000] W14 S61 R3 D3 E8 R3 U3 N5 FOP=[YR=2000] E6 FGR=[YR=2000] S14 E20 N24 W20 S10 \$ N5 W6 S5 \$ N5 E6 N5 E20 N36 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3 E4 D3 R3 N10 \$.	

LAND DESCRIPTION										TOTAL OB/XF										12,784					
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								