LOT 40
IN OR 2145/26
OCEAN CAY PB 6/166

JENEY JAYNE E
406 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0040-0000

BUILDING CHARACTERISTICS

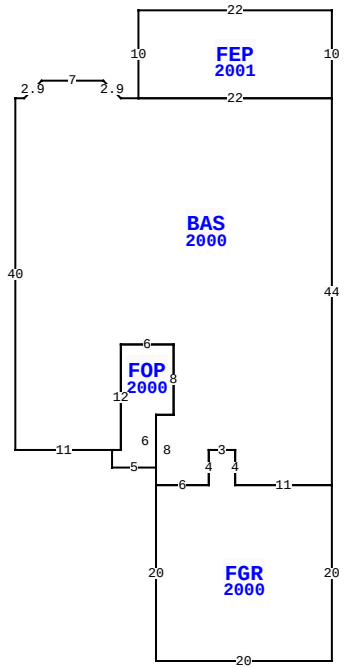
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,462	100	2000	1,462	223,347
FEP	220	80	2001	176	26,888
FGR	412	55	2000	227	34,678
FOP	74	30	2000	22	3,361
TOTALS	2,168			1,887	288,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,887	131.5160	173.60	327,583	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2018 Heated Area: 1462 HX Base Yr 2018



406 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		288,273
TOTAL MARKET OB/XF VALUE		12,938
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		551,211
SOH/AGL Deduction		277,486
ASSESSED VALUE		273,725
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		218,003
TOTAL JUST VALUE		551,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101446	H/AC	5,000	08/31/2010
20012391	REMODEL	4,000	10/30/2001
20010288	XFOB	1,000	02/21/2001
2002351	NEW CONSTR	0	03/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/0026	8/25/2017	WD	Q	I	02	297,500
GRANTOR: BIRKITT FAYE S						
GRANTEE: JENEY JAYNE E						
0952/1324	10/05/2000	WD	Q	I		193,100
GRANTOR: PANITZ HOMES						
GRANTEE: BIRKITT FAYE S						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2001] W22 S10 BAS=[YR=2000] W2 U2 L2 W7 L2 D2 W1 S40 E11 FOP=[YR=2000] S2 E5 N6 E2 N8 W6 S12 W1 $ E1 N12 E6 S8 W2 S8 FGR=[YR=2000] S20 E20 N20 W11 N4 W3 S4 W6 $ E6 N4 E3 S4 E11 N44 W22 $ E22 N10$.

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	2000	2000	3	83	2,905	
2	1126	CB/STC 8"	0	100	26	6	156.00	SF	8.00	8.00	100	2000	2000	3	77	961	
3	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	15.00	100	2000	2000	3	20	36	
4	1243	WD DECK F	0	100	3	4	12.00	SF	8.00	8.00	100	2000	2000	3	20	19	
5	0810	CONCRETE A	0	100	0	0	149.00	SF	6.50	6.50	100	2000	2000	3	77	746	
6	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2000	2000	3	77	3,043	
7	0858	SCULP CONC	0	100	0	0	150.00	SF	13.00	13.00	100	2001	2001	3	94	1,833	
8	0855	CONC PAVER	0	100	0	0	516.00	SF	7.00	7.00	100	2014	2014	3	94	3,395	

LAND DESCRIPTION

TOTAL OB/XF 12,938

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