

LOT 41
IN OR 2540/389
OCEAN CAY PB 6/166

HOLMES SHARON ELIZABETH TRUST/HOLMES SHARON E TRUS
408 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	2001	1,660	244,590
FGR	440	55	2001	242	35,658
FOP	69	30	2001	21	3,094
FOP	104	30	2001	31	4,567

TOTALS	2,273			1,954	287,909
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50
3	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
5	1242	WD DECK A	0	100	2	4	8.00	SF	10.00
6	1242	WD DECK A	0	100	9	8	72.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	415.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,954	126.1260	166.49	325,321	2001	2001	0	0	0	11.50	88.50	
1 SNGL FAM - 100% - 2019 Heated Area: 1660 HX Base Yr 2019													

408 PORTSIDE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/06/2025
	INC DATE		AG DATE	MLU

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	3,500.00	100	2001	2001	3	84	2,940	
2	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50	6.50	100	2001	2001	3	79	3,204	
3	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2001	2001	3	79	144	
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
5	1242	WD DECK A	0	100	2	4	8.00	SF	10.00	10.00	100	2001	2001	3	20	16	
6	1242	WD DECK A	0	100	9	8	72.00	SF	10.00	10.00	100	2004	2004	3	21	151	
7	0855	CONC PAVER	0	100	0	0	415.00	SF	10.00	10.00	100	2004	2004	3	83	3,445	

TOTAL OB/XF										9,948							
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
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

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE										287,909				
TOTAL MARKET OB/XF VALUE										9,948				
TOTAL LAND VALUE - MARKET										250,000				
TOTAL MARKET VALUE										547,857				
SOH/AGL Deduction										207,745				
ASSESSED VALUE										340,112				
TOTAL EXEMPTION VALUE					HX HB					50,722				
BASE TAXABLE VALUE										289,390				
TOTAL JUST VALUE										547,857				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										469,255				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012232	XFOB	1,000	10/11/2001
20010140	NEW CONSTR	190,411	01/30/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2540/0389	2/17/2022	WD	U	I	11		100
GRANTOR: HOLMES SHARON							
GRANTEE: HOLMES SHARON ELIZA							
2196/1236	5/15/2018	WD	Q	I	01		391,000
GRANTOR: HARRIS JOHN & LAURA L							
GRANTEE: HOLMES SHARON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W27 S11 FOP=[YR=2001] W13 S8 E13 N8 \$ S8 W13 S37 D3 R3 E6 FOP=[YR=2001] E11 FGR=[YR=2001] S3 E20 N22 W20 S19 \$ N8 W8 S5 D3 L3 \$ U3 R3 N5 E8 N11 E20 N40 \$.									