

LOT 42
IN OR 1490/1691
OCEAN CAY PB 6/166

ETHRIDGE SHARON V
410 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0042-0000



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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,456	100	2001	1,456	215,911
FGR	412	55	2001	227	33,662
FOP	74	30	2001	22	3,262
FSP	208	40	2001	83	12,308
TOTALS	2,150			1,788	265,143

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	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
3	1243	WD DECK F	0	100	3	3	9.00	SF	8.00
4	0819	CONC 12"	0	100	4	4	16.00	SF	9.50
5	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,788	126.9400	167.56	299,597	2001	2001	0	0	11.50	88.50
1 SNGL FAM - 100% - 2008											
Heated Area: 1456											
HX Base Yr 2008											
410 PORTSIDE DR, FERNANDINA BEACH											

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

TOTAL OB/XF									
6,203									

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	265,143		
TOTAL MARKET OB/XF VALUE	6,203		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	521,346		
SOH/AGL Deduction	272,379		
ASSESSED VALUE	248,967		
TOTAL EXEMPTION VALUE	HX HB SX 100,722		
BASE TAXABLE VALUE	148,245		
TOTAL JUST VALUE	521,346		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	443,790		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003069	NEW CONSTR	182,116	05/25/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1490/1691	4/09/2007	WD	Q	I	
GRANTOR: PARTIKA LINDA M & BRI					
GRANTEE: ETHRIDGE SHARON V					
0987/1351	5/22/2001	WD	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: PARTIKA LINDA MARIE					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2001] W14 FSP=[YR=2001] N10 W22 S10 E7 U2 R2 E4 R2 D2 E7 \$ W7 U2 L2 W4 L2 D2 W7 S44 FGR=[YR=2001] S20 E20 N20W6 N4 W3 S4 W11 \$ E11 N4 E3 S4E6 N2 FOP=[YR=2001] E5 N2 W1 N12 W6S8 E2 S6 \$ N6 W2 N8 E6 S12 E12N40 \$.					

PRINTED 07/30/2025 BY SYS