LOT 43
IN OR 2047/639
OCEAN CAY PB 6/166

WARCHOL JAMES J & PAMELA L
412 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0043-0000

BUILDING CHARACTERISTICS

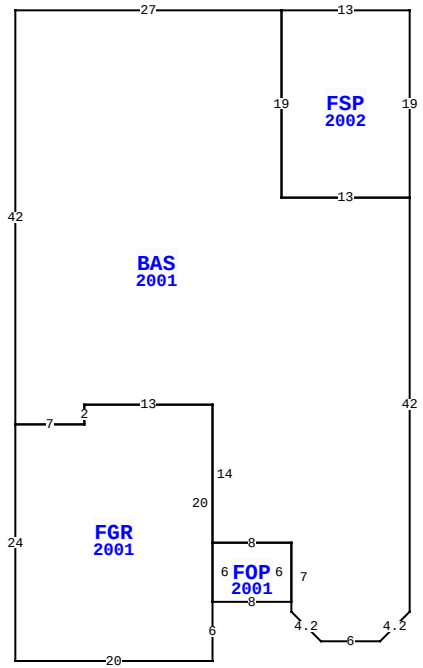
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,758	100	2001	1,758	255,483
FGR	506	55	2001	278	40,400
FOP	48	30	2001	14	2,035
FSP	247	40	2002	99	14,387
TOTALS	2,559			2,149	312,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,149	124.4012	164.21	352,887	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2017 Heated Area: 1758 HX Base Yr 2017



412 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		312,305
TOTAL MARKET OB/XF VALUE		2,898
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		565,203
SOH/AGL Deduction		233,718
ASSESSED VALUE		331,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,763
TOTAL JUST VALUE		565,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020985	XFOB	1,000	06/11/2002
2004387	NEW CONSTR	190,440	11/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2047/0639	5/19/2016	WD	Q	I	01	314,900
GRANTOR: CADD JIMMY W & DIANE						
GRANTEE: WARCHOL JAMES J & P						
1355/0495	10/04/2005	WD	Q	I		355,000
GRANTOR: AMELIA INVESTMENTS &						
GRANTEE: CADD JIMMY W & DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W13 BAS=[YR=2001] W27 S42 FGR=[YR=2001] S24 E20 N6 FOP=[YR=2001] E8 N6 W8 S6 $ N20 W13 S2 W7 $ E7 N2 E13 S14 E8 S7 D3 R3 E6 U3 R3 N42 W13 N19 $ S19 E13 N19 $.

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	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	2001	2001	3	79	2,465	
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2001	2001	3	79	267	
3	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2001	2001	3	79	108	
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
5	1243	WD DECK F	0	100	2	3	6.00	SF	8.00	8.00	100	2001	2001	3	20	10	

LAND DESCRIPTION

TOTAL OB/XF 2,898

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