LOT 45
OCEAN CAY PB 6/166

RUFF GARY A & CATHERINE T L/E/
416 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0045-0000

BUILDING CHARACTERISTICS

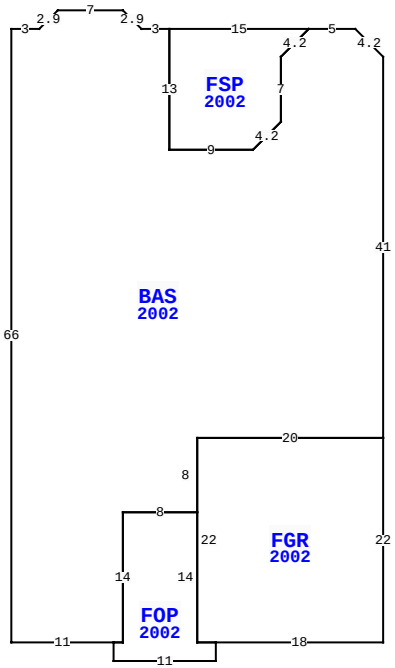
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	2002	1,946	294,499
FGR	440	55	2002	242	36,624
FOP	134	30	2002	40	6,054
FSP	156	40	2002	62	9,382
TOTALS	2,676			2,290	346,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,290	128.8210	170.04	389,392	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2010 Heated Area: 1946 HX Base Yr 2010



416 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		346,559
TOTAL MARKET OB/XF VALUE		11,586
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		608,145
SOH/AGL Deduction		331,661
ASSESSED VALUE		276,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,762
TOTAL JUST VALUE		608,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102083	H/AC	3,000	12/06/2010
20081415	ADDITION	6,385	09/11/2008
20070801	XFOB	1,400	05/08/2007
20011720	NEW CONSTR	137,409	07/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/1990	3/17/2020	LE	U	I	11	100
GRANTOR: RUFF GARY A & CATHERI						
GRANTEE: RUFF THOMAS A & JOH						
1616/0956	4/17/2009	WD	Q	I	01	350,000
GRANTOR: SMITH JAY A & KAREN C						
GRANTEE: RUFF GARY A & CATHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] L3 U3 W5 FSP=[YR=2002] W15 S13 E9 R3 U3 N7 U3 R3 $ D3 L3 S7 D3 L3 W9 N13 W3 U2 L2 W7 L2 D2 W3S66 E11 FOP=[YR=2002] S2 E11 N2 FGR=[YR=2002] E18 N22 W20S22 E2 $ W2 N14 W8 S14 W1 $ E1N14 E8 N8 E20 N41 $.

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	2002	2002	3	85	2,975	
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	100	2002	2002	3	80	190	
3	0810	CONCRETE A	0	100	60	16	960.00	SF	6.50	6.50	100	2002	2002	3	80	4,992	
4	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2002	2002	3	80	156	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2002	2002	3	20	48	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2002	2002	3	80	83	
7	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2002	2002	3	80	47	
8	0855	CONC PAVER	0	100	0	0	320.00	SF	10.00	10.00	100	2007	2007	3	87	2,784	
9	1134	LANDSCP BL	0	100	24	3	72.00	SF	4.50	4.50	100	2007	2007	3	96	311	

LAND DESCRIPTION

TOTAL OB/XF 11,586

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