LOT 48
IN OR 2228/1146
OCEAN CAY PB 6/166

MARANTO MEGHAN E
419 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0048-0000

BUILDING CHARACTERISTICS

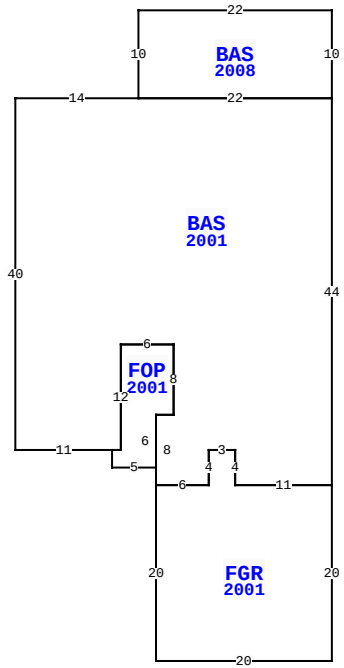
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,444	100	2001	1,444	209,211
BAS	220	100	2008	220	31,874
FGR	412	55	2001	227	32,888
FOP	74	30	2001	22	3,187
TOTALS	2,150			1,913	277,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,913	123.3232	162.79	311,417	2001	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 1664 HX Base Yr 2019



419 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		277,161
TOTAL MARKET OB/XF VALUE		8,755
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		535,916
SOH/AGL Deduction		205,979
ASSESSED VALUE		329,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,215
TOTAL JUST VALUE		535,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091532	H/AC	3,000	11/06/2009
20051084	ELEC OTHER	1,000	01/20/2005
20042458	REMODEL	8,000	01/03/2005
011274	NEW CONSTR	182,830	06/04/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1146	10/02/2018	WD	Q	I	02	340,000
GRANTOR: HRUBY LIVING TRUST						
GRANTEE: MARANTO MEGHAN E						
1630/1433	3/09/2009	WD	U	I	30	100
GRANTOR: HRUBY JOHN A & JUDITH						
GRANTEE: HRUBY J A & JUDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 S10 BAS=[YR=2001] W14 S40 E11
FOP=[YR=2001] S2 E5 N6 E2 N8 W6 S12 W1 $ E1 N12 E6 S8 W2 S8
FGR=[YR=2001] 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	2001	2001	3	84	2,940	
2	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
3	1242	WD DECK A	0	100	2	4	8.00	SF	10.00	10.00	100	2001	2001	3	20	16	
4	0810	CONCRETE A	0	100	70	16	1,120.00	SF	6.50	6.50	100	2001	2001	3	79	5,751	

LAND DESCRIPTION

TOTAL OB/XF 8,755

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