

LOT 49
IN OR 1847/1343
OCEAN CAY PB 6/166

ARIZZI JOSEPH W & LYNN M
417 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0049-0000



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	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
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	1,890	100	2001	1,890	290,138
FGR	480	55	2001	264	40,527
FOP	30	30	2001	9	1,381
FSP	239	40	2001	96	14,737
TOTALS	2,639			2,259	346,784

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	
3	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	1,628.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	
6	0810	CONCRETE A	0	100	29	6	174.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	
8	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	
9	0462	ST/AL FNC	0	100	125	4	500.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,259	131.4082	173.46	391,846	2001	2001	0	0	0 11.50	88.50
1 SNGL FAM - 100% - 2014 Heated Area: 1890 HX Base Yr 2014											
417 PORTSIDE DR, FERNANDINA BEACH											

TOTAL OB/XF											
14,551											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 346,784											
TOTAL MARKET OB/XF VALUE 14,551											
TOTAL LAND VALUE - MARKET 250,000											
TOTAL MARKET VALUE 611,335											
SOH/AGL Deduction 292,950											
ASSESSED VALUE 318,385											
TOTAL EXEMPTION VALUE 50,722											
BASE TAXABLE VALUE 267,663											
TOTAL JUST VALUE 611,335											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 530,060											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121972	SOLAR HOT WATER S	4,100	09/25/2012
20100935	ELEC OTHER	1,500	06/07/2010
20100924	XFOB	20,000	06/04/2010
20010092	NEW CONSTR	254,657	01/23/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
1847/1343	3/27/2013	WD	Q		I	02	330,000
GRANTOR: MARGILETH ANDREW M &							
GRANTEE: ARIZZI JOSEPH W & L							
1050/1963	4/19/2002	QC	U		I	18	100
GRANTOR: MARGILETH ANDREW M &							
GRANTEE: MARGILETH ANDREW M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2001] W26 BAS=[YR=2001] W2 U2 L2 W6 L2 D2 W2 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6 S5 \$ N5 E6N5 E20 N36 L3 U3 W4 D3 L3 W16 N10\$ S10 E16 U3 R3 E4 R3 D3 N10 \$.											