

EDGINGTON JENNIFER
415 PORTSIDE DR
FERNANDINA BEACH, FL 32034

00-00-31-152C-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall23REINF CONC 30

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories1.5WOOD FRAME 100

Units1.5 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1081.00

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEAREAMARKET
VALUE

BAS1,70610020011,706248,334

FGR46455200125537,119

FOP53302001162,329

FOP104302001314,513

FST44552001243,494

FUS440100200144064,048

TOTALS2,8112,472359,837

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,472124.6080164.48406,5952001200100011.5088.50

1 SNGL FAM - 100% - 2023Heated Area: 2146HX Base Yr 2023

142.672.92

11

13

13

20

22

20

26

17

6

4

4

3

9

15

8

3

4.2

11

6

4.2

20

BAS2001

FGR2001

FOP2001

FOP2001

FUS2001

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025MLU

EXTRA FEATURES

415 PORTSIDE DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200120013842,940

20810CONCRETE A01002816448.00SF6.506.50100200120013792,300

30810CONCRETE A010013452.00SF6.506.5010020012001379267

40810CONCRETE A01004624.00SF6.506.5010020012001379123

51242WD DECK A01007428.00SF15.0015.001002001200132084

61242WD DECK A01003412.00SF10.0010.001002001200132024

TOTAL OB/XF5,738

LAND DESCRIPTION

TOTAL OB/XF5,738

L NUSE CODECLS LAND USE DESCRIPTIONCAPR D LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003R-10.000.001.00LT1.001.001.00250,000.00250,000.00250,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE359,837

TOTAL MARKET OB/XF VALUE5,738

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE615,575

SOH/AGL Deduction90,284

ASSESSED VALUE525,291

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE474,569

TOTAL JUST VALUE615,575

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE533,493

SAMPLE PERMIT DATA

PERMIT NUMDESCRIPTIONAMTISSUED

20210198XF0B006/29/2021

20111462H/AC1,00008/24/2011

2003494NEW CONSTR215,00001/26/2001

SAMPLE SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE

2604/114211/23/2022FJU I110

GRANTOR: EDGINGTON MATTHEW

GRANTEE: EDGINGTON JENNIFER

2537/09802/09/2022WD Q I01689,400

GRANTOR: EBANN JOHN E & LINNEA

GRANTEE: EDGINGTON JENNIFER

BUILDING DIMENSIONS

FOP=[YR=2001] W13 BAS=[YR=2001] N11 W2 U2 L2 W7 L2 D2 W14S40 FGR=[YR=2001] S26 E20 N7 FOP=[YR=2001] E11 U3 L3 N3 W8 S6 \$ N15 W3 FST=[YR=2001] N4 W11S4 E11 \$ W11 N4 W6 \$ E17 S4 E3S9 E8 S3 D3 R3 E6 R3 U3 N37 W13 N8 \$ S8 E13 N8 \$ PTR=E10 S8 FUS=[YR=2001] E20 S22 W20 N22 \$ N8 W10\$.