

LOT 51
IN OR 1304/1621
OCEAN CAY PB 6/166

THALACKER LVG TRST/THALACKER BRUCE A TRUSTEE
413 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0051-0000



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 70
Interior Floo	15	HARDTILE 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
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NEIGHBORHOOD/LOC	1081.00
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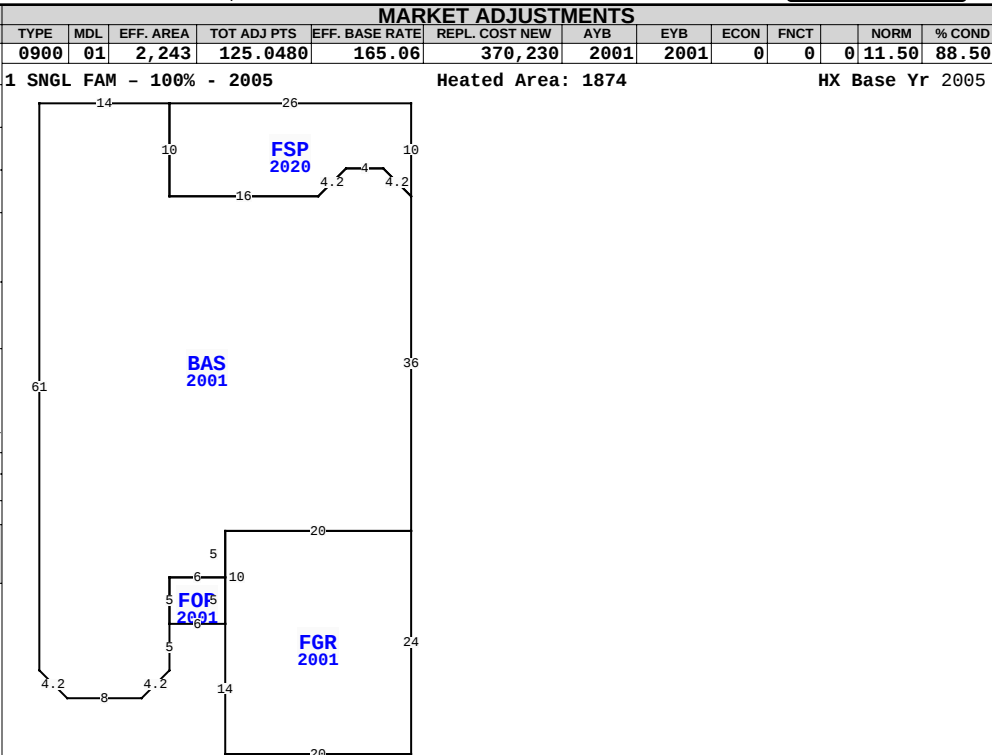
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2001	1,874	273,750
FGR	480	55	2001	264	38,565
FOP	30	30	2001	9	1,315
FSP	239	40	2020	96	14,024

TOTALS	2,623			2,243	327,654
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
5	0855	CONC PAVER	0	100	0	0	302.00	SF	10.00

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

REVIEW DATE	01/29/2021	BY	RK
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413 PORTSIDE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2025	MLU
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,243	125.0480	165.06	370,230	2001	2001	0	0	0 11.50	88.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		327,654
TOTAL MARKET OB/XF VALUE		10,444
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		588,098
SOH/AGL Deduction		293,764
ASSESSED VALUE		294,334
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,612
TOTAL JUST VALUE		588,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200070	REMODEL	0	02/07/2020
20101974	H/AC	1,000	11/15/2010
2004554	NEW CONSTR	212,350	12/20/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1304/1621	3/28/2005	WD	Q	I	01	100	
GRANTOR: THALACKER BRUCE A & M							
GRANTEE: THALACKER BRUCE A &							
1250/0207	8/03/2004	WD	Q	I		305,000	
GRANTOR: JOYCE BILLY MARK							
GRANTEE: THALACKER BRUCE A &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FSP=[YR=2020] W26 BAS=[YR=2001] W14 S61 D3 R3 E8 R3 U3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6 S5 \$ N5 E6 N5 E20 N36 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3 E4 D3 R3 N10 \$.							

TOTAL OB/XF 10,444

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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