

LOT 52
IN OR 2048/642
OCEAN CAY PB 6/166

JOHNSON CANDACE L/E/
411 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0052-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 70	0900	01	2,263	125.0480	165.06	373,531	2001	2001	0	0	11.50	88.50	VALUATION BY STANDARD														
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2014										Heated Area: 1942																
Roof Structur	08	IRREGULAR 100											HX Base Yr 2014																
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																										
NEIGHBORHOOD/LOC			1081.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,942	100	2001	1,942	283,684																								
FGR	440	55	2001	242	35,351																								
FOP	56	30	2001	17	2,483																								
FSP	156	40	2001	62	9,057																								
TOTALS			2,594		2,263	330,575																							
EXTRA FEATURES			411 PORTSIDE DR, FERNANDINA BEACH																										
L N	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	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2001	2001	3	79	2,629													
3	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2001	2001	3	79	390													
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46													
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48													
6	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2001	2001	3	20	24													
7	0462	ST/AL FNC	0	100	251	5	1,255.00	SF	10.00	10.00	100	2001	2001	3	28	3,514													
TOTAL OB/XF 9,591																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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																													