

MCNAIR LUKE M & NATALIE CORREA
401 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-152C-0057-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 70				0900	01	2,625	121.4400	160.30	420,788	2001	2001		0	0	0	11.50	88.50	STANDARD															
Exterior Wall	23	REINF CONC 30				1 SNGL FAM - 100% - 2016										Heated Area: 2245										HX Base Yr 2016									
Roof Structure	08	IRREGULAR 100														Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE										372,397									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE										86,385									
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET										275,000									
Interior Floor	15	HARDTILE 30														TOTAL MARKET VALUE										733,782									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										291,773									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										442,009									
Bedrooms	4	100														TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms	2	100														BASE TAXABLE VALUE										391,287									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE										733,782									
Stories	1.5	1.5 100				NCON VALUE										0																			
Units	0	100				INCOME VALUE																													
Occupancy	00	NONE 100				PREVIOUS YEAR MKT VALUE										646,279																			
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	1,870	100	2001	1,870	265,288																														
FGR	464	55	2001	255	36,176																														
FOP	30	30	2001	9	1,277																														
FSP	239	40	2001	96	13,619																														
FST	36	55	2001	20	2,837																														
FUS	375	100	2001	375	53,200																														
TOTALS		3,014				2,625		372,397																											
EXTRA FEATURES		401 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	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940																				
2	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	100	2001	2001	3	79	514																				
3	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	100	2001	2001	3	79	2,629																				
4	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	100	2001	2001	3	79	202																				
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	100	2001	2001	3	79	46																				
6	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	100	2001	2001	3	20	84																				
7	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	100	2001	2001	3	20	48																				
8	0861	POOL GUNIT	0	100	0	0	589.00	SF	85.00	100	2024	2023		98	49,064																				
9	0855	CONC PAVER	0	100	0	0	913.00	SF	10.00	100	2024	2023		100	9,130																				
10	0911	SCRN RM A	0	100	40	32	1,280.00	SF	17.50	100	2024	2023		97	21,728																				
LAND DESCRIPTION										TOTAL OB/XF										86,385															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000134	C	RES POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000																		