LOT 58
OCEAN CAY PB 6/166

MANN JANIE B L/E/
399 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0058-0000

BUILDING CHARACTERISTICS

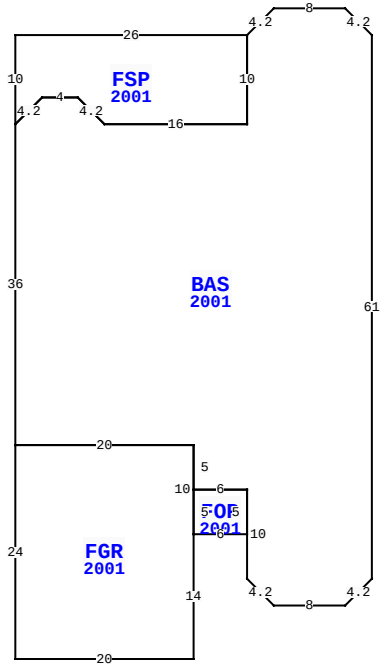
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	2001	1,907	278,571
FGR	480	55	2001	264	38,565
FOP	30	30	2001	9	1,315
FSP	239	40	2001	96	14,024
TOTALS	2,656			2,276	332,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,276	125.0480	165.06	375,677	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2018 Heated Area: 1907 HX Base Yr 2018



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2025 MLU
AG DATE	

399 PORTSIDE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,474
TOTAL MARKET OB/XF VALUE		7,116
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		614,590
SOH/AGL Deduction		319,706
ASSESSED VALUE		294,884
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		234,162
TOTAL JUST VALUE		614,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011513	REMODEL	1,000	07/05/2001
2003087	NEW CONSTR	190,000	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0575	8/16/2022	LE	U	I	11	100
GRANTOR: MANN ELMER H & JANIE						
GRANTEE: HOLT CYNTHIA JOY &						
2119/0310	5/08/2017	WD	Q	I	02	335,000
GRANTOR: CRABB NANCIE SWOPE						
GRANTEE: MANN ELMER H & JANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] L3 U3 W8 D3 L3 FSP=[YR=2001] W26 S10 R3 U3 E4 R3 D3 E16 N10 $ S10 W16 L3 U3 W4 D3 L3 S36
FGR=[YR=2001] S24 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $ N10 W20 $ E20 S5 E6 S10 R3 D3 E8 U3 R3 N61 $.

EXTRA FEATURES

LN	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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
3	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	79	202	
4	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	2001	2001	3	79	534	
5	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2001	2001	3	79	3,122	
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	
7	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
8	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 7,116

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS