LOT 61
OCEAN CAY PB 6/166

GON MICHAELENE F L/E/
2608 PORTSIDE DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-152C-0061-0000**

## BUILDING CHARACTERISTICS

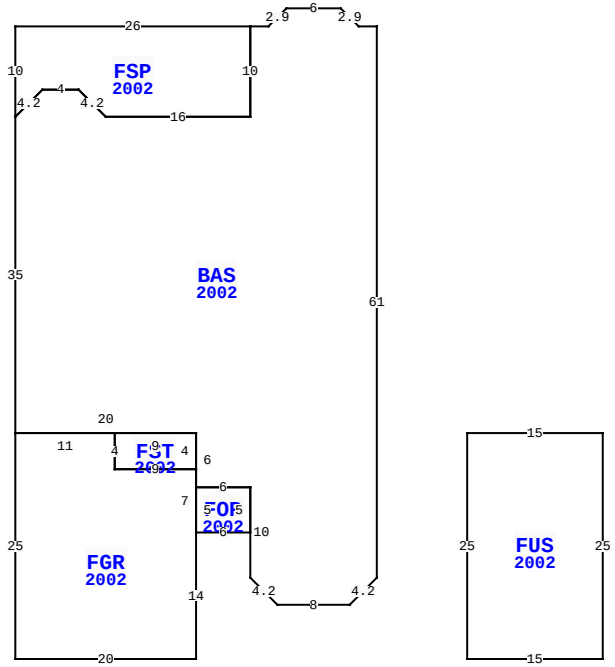
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,870 | 100 | 2002 | 1,870 | 297,177 |
| FGR | 464 | 55 | 2002 | 255 | 40,524 |
| FOP | 30 | 30 | 2002 | 9 | 1,430 |
| FSP | 239 | 40 | 2002 | 96 | 15,256 |
| FST | 36 | 55 | 2002 | 20 | 3,178 |
| FUS | 375 | 100 | 2002 | 375 | 59,594 |
| TOTALS | 3,014 | | | 2,625 | 417,161 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,625 | 135.2736 | 178.56 | 468,720 | 2002 | 2002 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 2245 HX Base Yr 2021




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

2608 PORTSIDE DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 417,161 |
| TOTAL MARKET OB/XF VALUE | | 6,979 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 699,140 |
| SOH/AGL Deduction | | 197,593 |
| ASSESSED VALUE | | 501,547 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 450,825 |
| TOTAL JUST VALUE | | 699,140 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 607,866 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20012056 | NEW CONSTR | 241,000 | 09/14/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2306/0575 | 9/23/2019 | LE | U | I | 11 | 100 |
| GRANTOR: GON MICHAELENE F | | | | | | |
| GRANTEE: GON CHRISTOPHER | | | | | | |
| 2240/0607 | 11/30/2018 | WD | Q | I | 01 | 426,000 |
| GRANTOR: JONES FREDERICK L & C | | | | | | |
| GRANTEE: GON MICHAELENE F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W2 U2 L2 W6 L2 D2 W2 FSP=[YR=2002] W26 S10 R3 U3 E4 D3 R3 E16 N10 $ S10 W16 U3 L3 W4 L3 D3 S35 FGR=[YR=2002] S25 E20 N14 FOP=[YR=2002] E6 N5 W6 S5 $ N7 FST=[YR=2002] N4 W9 S4 E9 $ W9 N4 W11 $ E20 S6 E6 S10 D3 R3 E8 U3 R3 N61 $ PTR= E10S45 FUS=[YR=2002] E15 S25 W15 N25 $N45 W10 $ .

## 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 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 21 | 4 | 84.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 437 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 36 | 16 | 576.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 2,995 | |
| 4 | 1126 | CB/STC 8" | 0 | 100 | 8 | 4 | 32.00 | SF | 8.00 | 8.00 | 100 | 2002 | 2002 | 3 | 80 | 205 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 5 | 4 | 20.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 40 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 6 | 3 | 18.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 94 | |
| 7 | 1242 | WD DECK A | 0 | 100 | 8 | 4 | 32.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 20 | 96 | |
| 8 | 0819 | CONC 12" | 0 | 100 | 3 | 6 | 18.00 | SF | 9.50 | 9.50 | 100 | 2002 | 2002 | 3 | 80 | 137 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,979

| 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