LOT 62 IN OR 1276/1100
OCEAN CAY PB 6/166

HULL ROBERT A &/DAVIDSON SHELIA D
382 S FLETCHER AVE #303
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0062-0000

BUILDING CHARACTERISTICS

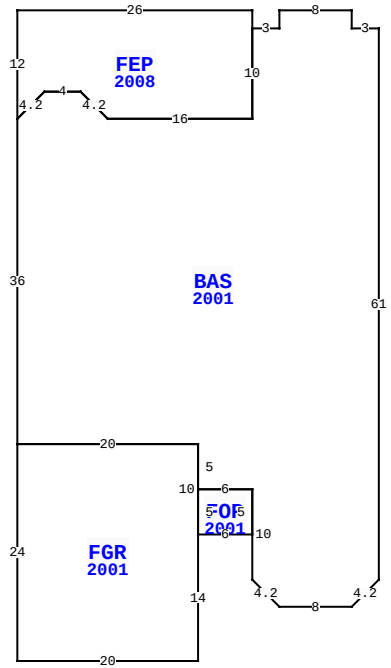
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,890	100	2001	1,890	271,676
FEP	291	80	2008	233	33,492
FGR	480	55	2001	264	37,949
FOP	30	30	2001	9	1,294
TOTALS	2,691			2,396	344,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,396	122.3530	161.51	386,978	2001	2002	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 0 Heated Area: 1890 HX Base Yr



2606 PORTSIDE DR, FERNANDINA BEACH

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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0819	CONC 12"	0	0	6	4	24.00	SF	9.50	9.50	100	2001	2001	3	79	180	
3	0810	CONCRETE A	0	0	21	4	84.00	SF	6.50	6.50	100	2001	2001	3	79	431	
4	0810	CONCRETE A	0	0	37	16	592.00	SF	6.50	6.50	100	2001	2001	3	79	3,040	
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	
7	0855	CONC PAVER	0	0	26	16	416.00	SF	10.00	10.00	100	2008	2008	3	88	3,661	
8	0910	SCRN RM L	0	0	26	16	416.00	SF	15.00	15.00	100	2008	2008	3	31	1,934	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	344,410
TOTAL MARKET OB/XF VALUE	12,258
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	631,668
SOH/AGL Deduction	43,703
ASSESSED VALUE	587,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	587,965
TOTAL JUST VALUE	631,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	544,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100625	H/AC	2,500	04/19/2010
20080659	XFOB	9,978	04/23/2008
20080582	ELEC OTHER	1,050	04/14/2008
20080508	XFOB	22,400	03/28/2008
2003074	NEW CONSTR	213,857	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/1100	11/24/2004	WD	Q	I		323,000
GRANTOR: JOHNSON GEORGE O & KA						
GRANTEE: HULL ROBERT A & SHE						
1276/1097	11/24/2004	QC	Q	I	01	100
GRANTOR: JOHNSON GEORGE O TRUS						
GRANTEE: JOHNSON GEORGE O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N2 W8 S2 W3 FEP=[YR=2008] N2 W26 S12 R3 U3 E4 R3 D3 E16 N10$ S10 W16 U3 L3 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$.

LAND DESCRIPTION

TOTAL OB/XF 12,258

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	0	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