LOT 63 IN OR 979/1610
OCEAN CAY PB 6/166

YAKABOW ALUN L
2604 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

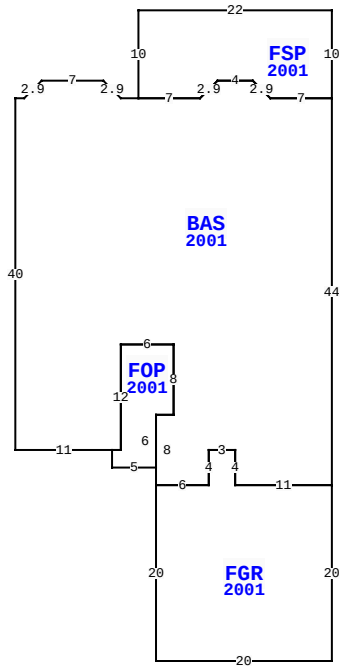
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,474	100	2001	1,474	240,926
FGR	412	55	2001	227	37,104
FOP	74	30	2001	22	3,596
FSP	208	40	2001	83	13,566
TOTALS	2,168			1,806	295,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,806	139.9200	184.69	333,550	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2007 Heated Area: 1474 HX Base Yr 2007



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

2604 PORTSIDE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		295,192
TOTAL MARKET OB/XF VALUE		8,275
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		578,467
SOH/AGL Deduction		298,621
ASSESSED VALUE		279,846
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		224,124
TOTAL JUST VALUE		578,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003321	NEW CONSTR	190,000	06/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/1610	4/05/2001	WD	Q	I		203,100

GRANTOR: PANITZ HOMES

GRANTEE: YAKABOW ALUN L & GE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W22 S10 BAS=[YR=2001] W2 U2 L2 W7 L2 D2 W1S40 E11 FOP=[YR=2001] S2 E5 N6 E2 N8 W6 S12 W1 $ E1 N12 E6 S8 W2 S8 FGR=[YR=2001] S20 E20 N20 W11 N4 W3 S4 W6 $ E6 N4 E3 S4 E11 N44 W7 U2 L2 W4 L2 D2 W7$ E7 R2 U2 E4 R2 D2 E7N10$.

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	0835	QUARY TILE	0	100	4	4	16.00	SF	20.00	20.00	100	2001	2001	3	79	253	
3	0810	CONCRETE A	0	100	47	16	752.00	SF	6.50	6.50	100	2001	2001	3	79	3,862	
4	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	79	92	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
7	1242	WD DECK A	0	100	30	14	420.00	SF	10.00	10.00	100	2001	2001	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 8,275

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