LOT 64
OCEAN CAY PB 6/166

HOWELL FAMILY TRUST/HOWELL ROBERT E TRUSTEE
2602 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0064-0000

BUILDING CHARACTERISTICS

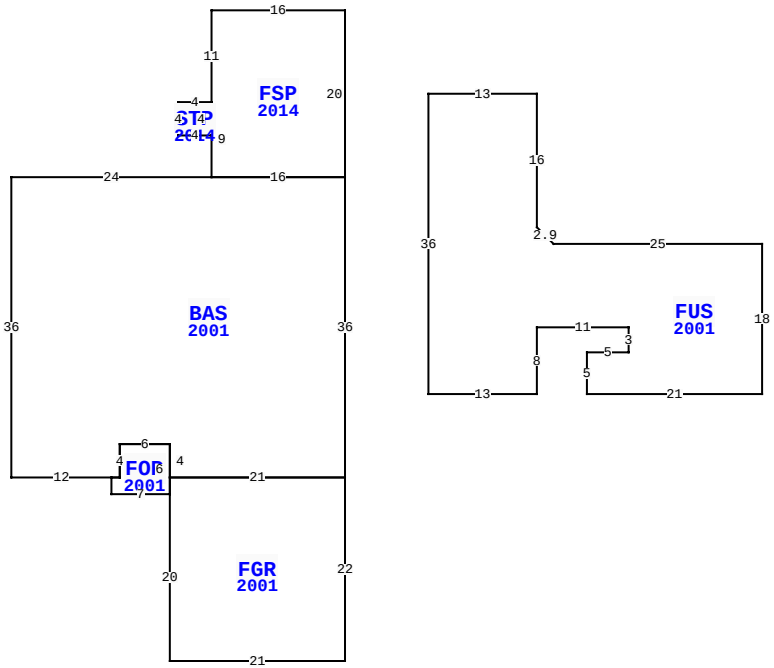
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,416	100	2001	1,416	207,874
FGR	462	55	2001	254	37,289
FOP	38	30	2001	11	1,615
FSP	320	40	2014	128	18,791
FUS	893	100	2001	893	131,096
STP	16	10	2014	2	294
TOTALS	3,145			2,704	396,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,704	125.6640	165.88	448,540	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2021 Heated Area: 2309 HX Base Yr 2021



2602 PORTSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		396,958
TOTAL MARKET OB/XF VALUE		9,479
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		656,437
SOH/AGL Deduction		185,557
ASSESSED VALUE		470,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		420,158
TOTAL JUST VALUE		656,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140222	SCRNENCL	22,000	02/04/2014
20020380	XFOB	1,000	03/05/2002
2002701	NEW CONSTR	200,000	04/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1063	5/01/2023	WD	U	I	11	100
GRANTOR: HOWELL SUSAN & R EDWA						
GRANTEE: HOWELL FAMILY TRUST						
1129/1290	4/14/2003	WD	Q	I		295,000
GRANTOR: ULMER DIANE LEE						
GRANTEE: HOWELL SUSAN & R ED						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W16 S11 STP=[YR=2014] W4S4E4 N4$ S9
BAS=[YR=2001] W24 S36 E12 FOP=[YR=2001] S2 E7 FGR=[YR=2001]
S20 E21 N22 W21 S2 $ N6 W6 S4 W1 $ E1 N4 E6 S4 E21 N36 W16 $
E16 N20 $ PTR=S10E10FUS=[YR=2001] E13 S16 R2 D2 E25 S18W21
N5 E5 N3 W11 S8 W13 N36 $ N10 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	2001	2001	3	84	2,940	
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	100	2001	2001	3	79	188	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2001	2001	3	79	385	
4	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2001	2001	3	79	3,122	
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	
7	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	2002	2002	3	80	593	
8	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2002	2002	3	80	406	
9	0810	CONCRETE A	0	100	24	11	264.00	SF	6.50	6.50	100	2002	2002	3	80	1,373	
10	0819	CONC 12"	0	100	11	3	33.00	SF	9.50	9.50	100	2002	2002	3	80	251	

TOTAL OB/XF 9,388

LAND DESCRIPTION

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	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

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11	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	100	2002	2002	3	80	91	

LAND DESCRIPTION

TOTAL OB/XF 91

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS