

LOT 65
IN OR 2149/133
ESMT IN OR 989/282

KANE STEPHEN E & JANE E
2600 PORTSIDE DR
FERNADNINA BEACH, FL 32034

2025

00-00-31-152C-0065-0000



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	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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		

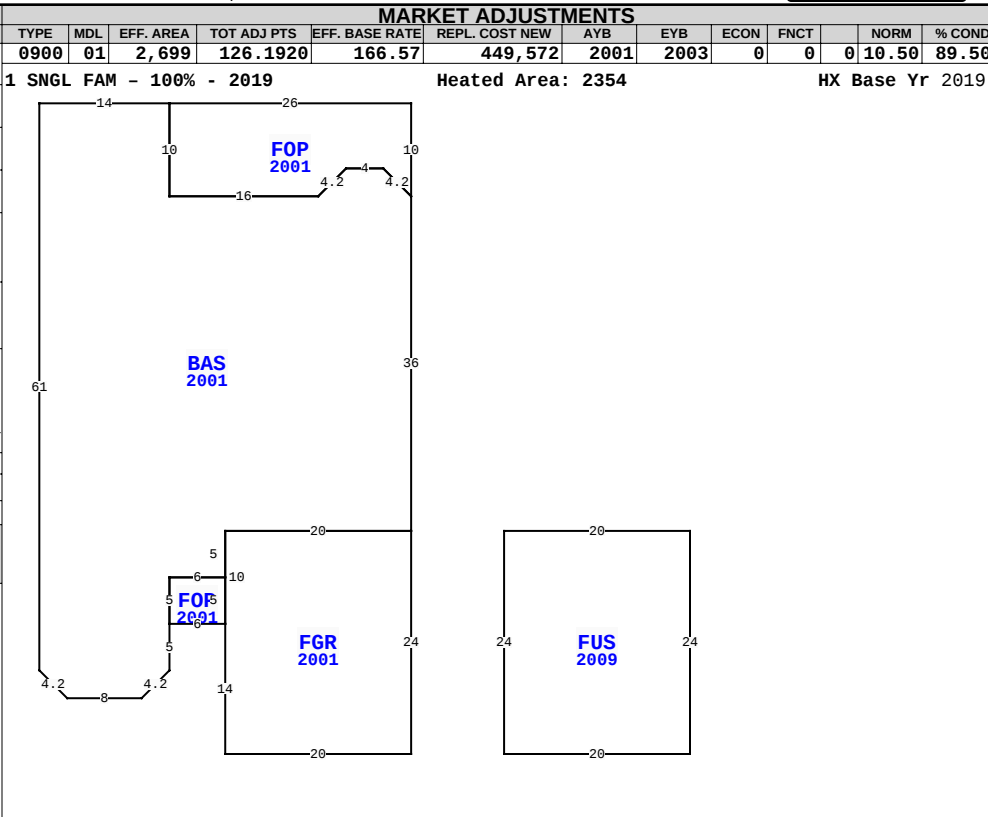
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2001	1,874	279,376
FGR	480	55	2001	264	39,357
FOP	30	30	2001	9	1,342
FOP	239	30	2001	72	10,734
FUS	480	100	2009	480	71,559

TOTALS	3,103			2,699	402,367
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0819	CONC 12"	0	100	5	6	30.00	SF	9.50	9.50
3	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00
4	0855	CONC PAVER	0	100	43	4	172.00	SF	10.00	10.00
5	0810	CONCRETE A	0	100	0	0	946.00	SF	6.50	6.50
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00
7	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00
8	0855	CONC PAVER	0	100	0	0	900.00	SF	10.00	10.00
9	0479	VF PICKET	0	100	0	0	250.00	LF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT

REVIEW DATE	05/12/2019	BY	KBA
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2600 PORTSIDE DR, FERNADNINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF										
19,828										

TOTAL OB/XF										
19,828										

Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	402,367		
TOTAL MARKET OB/XF VALUE	19,828		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	672,195		
SOH/AGL Deduction	233,896		
ASSESSED VALUE	438,299		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	387,577		
TOTAL JUST VALUE	672,195		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	588,278		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183431	ADD BATH	5,000	10/03/2018
20110537	XFOB	4,600	04/12/2011
20090778	ELEC OTHER	1,100	06/18/2009
20090779	H/AC	6,000	06/18/2009
20090574	ADDITION	30,000	05/07/2009
2003491	NEW CONSTR	190,000	07/16/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2149/0133	9/28/2017	WD Q	I	02	
GRANTOR: NORRIS PATRICIA ANN &					
GRANTEE: KANE STEPHEN E & JA					
1314/0212	5/03/2005	TD Q	I		
GRANTOR: WAGNER PAUL J JR TRUS					
GRANTEE: NORRIS PATRICIA ANN					

BUILDING NOTES										
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BUILDING DIMENSIONS										
FOP=[YR=2001] W26 BAS=[YR=2001] W14 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N24 W20 S10 \$ N5 W6 S5 \$ N5 E6 N5 E20 N36 U3 L3 W4 D3 L3 W16 N10 \$ S10 E16 U3 R3 E4 D3 R3 N10 \$ PTR=E10S46 FUS=[YR=2009] S24E20N24W20\$ N46W10\$.										