

**WISE JOSEPH P & PAMELA D L/E/
405 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034**

00-00-31-152C-0055-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NAASSA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	16	WD FR STUC 70				0900	01	2,349	125.0480	173.82	408,303	2001	2001	0	0	0	12.00	88.00	VALUATION BY																
Exterior Wall	23	REINF CONC 30				1 SNGL FAM 100% - 2006										Heated Area: 1942										HX Base Yr 2006									
Roof Structur	08	IRREGULAR 100														STANDARD																			
Roof Cover	03	COMP SHNGL 100														Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										359,307									
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE										3,472									
Interior Floo	15	HARDTILE 30														TOTAL LAND VALUE - MARKET										280,500									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										643,279									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										328,521									
Bedrooms	3	100														ASSESSED VALUE										314,758									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										263,347									
Stories	1.	1. 100				TOTAL JUST VALUE										643,279																			
Units	0	100				NCON VALUE										0																			
Occupancy	00	NONE 100				INCOME VALUE																													
Quality	05	Quality Level 05				PREVIOUS YEAR MKT VALUE										627,154																			
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	1,942	100	2001	1,942	297,051																														
FEP	156	80	2016	125	19,121																														
FGR	440	55	2001	242	37,016																														
FOP	132	30	2001	40	6,119																														
TOTALS	2,670			2,349	359,307																														
EXTRA FEATURES						405 PORTSIDE DR, FERNANDINA BEACH										BLD DATE										LGL DATE									
L N	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	04/07/2026 MLU																		
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905																			
2	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	2001	2001	3	77	88																			
6	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00	100	2001	2001	3	20	42																			
7	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48																			
8	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	27	389																			
TOTAL OB/XF																	3,472																		
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	255,000.00	280,500.00	280,500																		
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 280,500 Market: 0 Agricultural: 0 Common: 280,500 PRINTED 07/09/2026 BY SYS																																			