

LOT 57
IN OR 2014/376
OCEAN CAY PB 6/166

MCNAIR LUKE M & NATALIE CORREA
401 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-152C-0057-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU 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 2,625 121.4400 168.80										443,100 2001 2001 0 0 12.00 88.00									
Exterior Wall 23 REINF CONC 30										1 SNGL FAM 100% - 2016										Heated Area: 2245 HX Base Yr 2016									
Roof Structure 08 IRREGULAR 100																				VALUATION BY STANDARD									
Roof Cover 03 COMP SHNGL 100																				Tax Group: 2 Tax Dist:									
Interior Wall 05 DRYWALL 100																				BUILDING MARKET VALUE 389,928									
Interior Floo 14 CARPET 70																				TOTAL MARKET OB/XF VALUE 74,661									
Interior Floo 15 HARDTILE 30																				TOTAL LAND VALUE - MARKET 280,500									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 745,089									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 291,146									
Bedrooms 4 100																				ASSESSED VALUE 453,943									
Bathrooms 2 100																				TOTAL EXEMPTION VALUE HX HB 51,411									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 402,532									
Stories 1.5 1.5 100										TOTAL JUST VALUE 745,089																			
Units 0 100										NCON VALUE 0																			
Occupancy 00 NONE 100										INCOME VALUE																			
										PREVIOUS YEAR MKT VALUE 733,782																			
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 1,870 100 2001 1,870 277,777																													
FGR 464 55 2001 255 37,879																													
FOP 30 30 2001 9 1,337																													
FSP 239 40 2001 96 14,260																													
FST 36 55 2001 20 2,971																													
FUS 375 100 2001 375 55,704																													
TOTALS 3,014 2,625 389,928																													
EXTRA FEATURES										401 PORTSIDE DR, FERNANDINA BEACH																			
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										BLD DATE LGL DATE 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																													
4 1126 CB/STC 8" 0 100 8 4 32.00 SF 8.00 8.00 100 2001 2001 3 77 197																													
6 1242 WD DECK A 0 100 7 4 28.00 SF 15.00 15.00 100 2001 2001 3 20 84																													
7 1242 WD DECK A 0 100 6 4 24.00 SF 10.00 10.00 100 2001 2001 3 20 48																													
8 0860 POOL/SPA 0 100 0 0 1.00 UT 50,000.00 50,000.00 100 2024 2023 04 100 50,000																													
10 0911 SCRNM RM A 0 100 40 32 1,280.00 SF 18.00 18.00 100 2024 2023 93 21,427																													
LAND DESCRIPTION										TOTAL OB/XF 74,661																			
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 CONSVR																													
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 03/06/2024 BY HS										Total Acres: 0.00 Total Land Value: 280,500 Market: 0 Agricultural: 0 Common: 280,500 PRINTED 07/09/2026 BY SYS																			