



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	2,704	125.6640	174.67	472,308	2001	2001	0	0	0	12.00	88.00	VALUATION BY									STANDARD		
Exterior Wall	23	REINF CONC 30	1 SNGL FAM 100% - 2021													Heated Area: 2309				HX Base Yr 2021							
Roof Structure	08	IRREGULAR 100														Tax Group: 2				Tax Dist:				415,631			
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE								3,510			
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE								255,000			
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET								674,141			
Interior Floor	15	HARDTILE 30														TOTAL MARKET VALUE								190,547			
Air Condition	03	CENTRAL 100														SOH/AGL Deduction								483,594			
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE								51,411			
Bedrooms	4	100														TOTAL EXEMPTION VALUE				HX HB				432,183			
Bathrooms	3.5	100														BASE TAXABLE VALUE								674,141			
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE								0			
Stories	1.5	1.5 100														NCON VALUE								INCOME VALUE			
Units	0	100														PREVIOUS YEAR MKT VALUE								656,437			
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	217,653																						
FGR	462	55	2001	254	39,042																						
FOP	38	30	2001	11	1,690																						
FSP	320	40	2014	128	19,675																						
FUS	893	100	2001	893	137,262																						
STP	16	10	2014	2	307																						
TOTALS		3,145			2,704	415,631																					
EXTRA FEATURES						2602 PORTSIDE DR, FERNANDINA BEACH										BLD DATE				LGL DATE		04/07/2026		MLU			
																XF DATE				LAND DATE							
																INC DATE				AG 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										
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	5	5	25.00	SF	9.50	9.50	100	2001	2001	3	77	183											
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84											
10	0819	CONC 12"	0	100	11	3	33.00	SF	9.50	9.50	100	2002	2002	3	79	248											
11	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	100	2002	2002	3	79	90											