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

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

2026

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

BUILDING CHARACTERISTICS

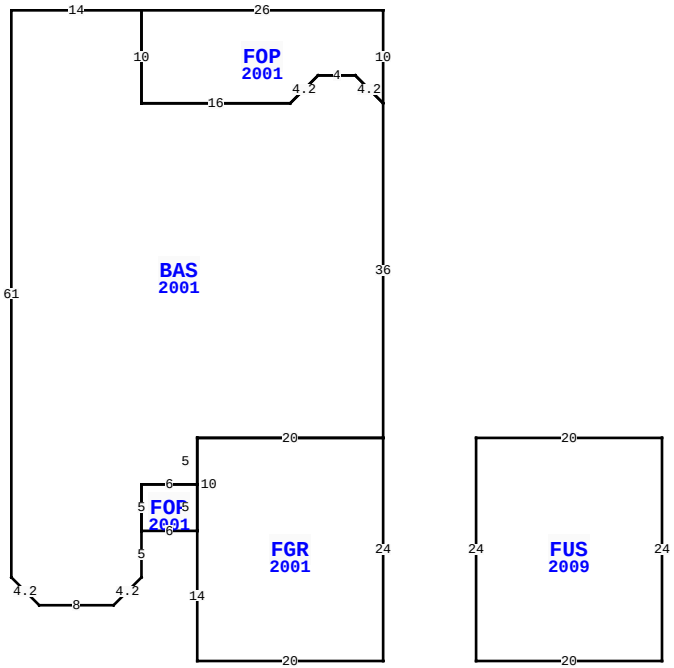
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	292,559
FGR	480	55	2001	264	41,214
FOP	30	30	2001	9	1,405
FOP	239	30	2001	72	11,241
FUS	480	100	2009	480	74,935
TOTALS	3,103			2,699	421,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,699	126.1920	175.41	473,432	2001	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2019 Heated Area: 2354 HX Base Yr 2019



2600 PORTSIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 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		421,354
TOTAL MARKET OB/XF VALUE		3,433
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		679,787
SOH/AGL Deduction		229,654
ASSESSED VALUE		450,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		398,722
TOTAL JUST VALUE		679,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,195

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	SALE PRICE
2149/0133	9/28/2017	WD	Q	I	02	400,000
GRANTOR: NORRIS PATRICIA ANN &						
GRANTEE: KANE STEPHEN E & JA						
1314/0212	5/03/2005	TD	Q	I		372,000
GRANTOR: WAGNER PAUL J JR TRUS						
GRANTEE: NORRIS PATRICIA ANN						

BUILDING NOTES

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$.

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	83	2,905	
2	0819	CONC 12"	0	100	5	6	30.00	SF	9.50	9.50	100	2001	2001	3	77	219	
3	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	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
7	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2001	2001	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 3,433

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	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS