



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,506	100	2,506	382,749
FEP	276	80	221	33,754
FGR	456	55	251	38,336
FOP	84	30	25	3,818
FST	56	55	31	4,735
FUS	440	100	440	67,202
PTO	180	5	9	1,374

TOTALS	3,998		3,483	531,969
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0835	QUARY TILE	0	100	4	5	20.00	SF	20.00
3	0835	QUARY TILE	0	100	25	3	75.00	SF	10.00
4	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00
6	1241	WD DECK G	0	100	13	4	52.00	UT	11.50
7	0910	SCRN RM L	0	100	30	6	180.00	SF	41.25

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,483	120.4280	171.61	597,718	2000	2000	0	0	0	11.00	89.00
1 SFR CUST - 100% - 2023				Heated Area: 2946				HX Base Yr 2023				
Diagram showing building footprints and lot dimensions. Lot area is 1080.00. Building footprints include PTO (2000), FEP (2000), FUS (2000), BAS (2000), FGR (2000), FST (2000), and FOP (2000). Dimensions are provided for each footprint and the lot boundaries.												
BLD DATE				LGL DATE								
XF DATE				LAND DATE				08/01/2023				
INC DATE				AG DATE				479 STARBOARD LDG, FERNANDINA BEACH				
								08/01/2023				
								MLU				

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	2000	2000	3	85	2,975	
2	0835	QUARY TILE	0	100	4	5	20.00	SF	20.00	20.00	100	2001	2001	3	82	328	
3	0835	QUARY TILE	0	100	25	3	75.00	SF	10.00	10.00	100	2001	2001	3	82	615	
4	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2000	2000	3	80	3,328	
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2000	2000	3	20	84	
6	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	11.50	100	2000	2000	3	29	173	
7	0910	SCRN RM L	0	100	30	6	180.00	SF	41.25	41.25	100	2001	2001	3	20	1,485	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										531,969									
TOTAL LAND VALUE - MARKET										8,988									
TOTAL MARKET VALUE										225,000									
SOH/AGL Deduction										765,957									
ASSESSED VALUE										0									
TOTAL EXEMPTION VALUE										HX HB									
BASE TAXABLE VALUE										765,957									
TOTAL JUST VALUE										50,000									
NCON VALUE										715,957									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										628,124									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120128	OTHER	600	01/24/2012
20120008	H/AC	3,500	01/04/2012
20061356	DEMOLITION	0	06/19/2006
20010111	XFOB	5,000	01/26/2001
2004488	REMODEL	9,000	12/07/2000
2004366	XFOB	2,000	11/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2472/0170	6/15/2021	WD	Q	I	01	765,000	
GRANTOR: LYNCH HEIDI							
GRANTEE: MCCABE RYAN & JESSI							
2377/0546	7/14/2020	LE	U	I	11	100	
GRANTOR: LYNCH HEIDI S							
GRANTEE: SANDERS FRED W							

BUILDING NOTES									
BAS=[YR=2000] W14 PTO=[YR=2000] N2 W30 S6 E30 N4 \$ S4 FEP=[YR=2000] W30 S8 E12 S2 E18 N10 \$ S10 W18 N2 W12 N10 W19 S32 FST=[YR=2000] S4 FGR=[YR=2000] S24 E19N24 W19 \$ E14 N4 W14 \$ E14 S4 E5 S12 E10 FOP=[YR=2000] S6 E10 N6 W1 N3 W8 S3 W1 \$ E1 N3 E8 S3 E11 S7 E14 N57 \$ PTR= E15 FUS=[YR=2000] E20 S22 W20 N22\$W15 \$.									