

LOT 11
IN OR 1741/872
SEASIDE PB 6/161

BEATON ERNEST L III
489 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0011-0000



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 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
BAL	304	15	46	6,796
BAS	1,765	100	1,765	260,745
FGR	606	55	333	49,195
FOP	46	30	14	2,068
FUS	1,230	100	1,230	181,710
STR	40	10	4	591
STR	48	10	5	739
TOTALS	4,039		3,397	501,843

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
2	0810	CONCRETE A	0 100	34	4	136.00	SF	6.50	6.50	100	2000
3	0810	CONCRETE A	0 100	0	0	1,422.00	SF	6.50	6.50	100	2000
4	1242	WD DECK A	0 100	8	4	32.00	SF	15.00	15.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,397	116.4812	165.99	563,868	2000	2000	0	0	11.00	89.00
1 SFR CUST - 100% - 2012				Heated Area: 2995				HX Base Yr 2012			
BLD DATE				LGL DATE				08/01/2023			
XF DATE				LAND DATE				MLU			

TOTAL OB/XF											
11,172											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		501,843	
TOTAL MARKET OB/XF VALUE		11,172	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		738,015	
SOH/AGL Deduction		342,582	
ASSESSED VALUE		395,433	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		345,433	
TOTAL JUST VALUE		738,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		604,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002350	NEW CONSTR	188,411	03/06/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1741/0872	5/18/2011	WD U	I	I	12
GRANTOR: NATIONAL RESIDENTIAL					
GRANTEE: BEATON WRNEST L III					
1741/0869	5/18/2011	WD U	I	I	37
GRANTOR: DEVLIN STEPHEN J & JA					
GRANTEE: NATIONAL RESIDENTIA					

BUILDING NOTES											
BAS=[YR=2000] W28BAL=[YR=2000] N16W20S10 STR=[YR=2000] W4S12E4N12S S6E1 U2 R2 E6 D2 R2 E9S W9 U2 L2 W6 D2 L2 W1 S38 FGR=[YR=2000] S28 E6 S2 E9 N2 E6 N28 W21 \$ E26STR=[YR=2000] S5 E8N5 FOP=[YR=2000] E2N3W2N2W8S5E8S W8S N5E8S2E7 S1 E7 N36 \$ PTR= E15 FUS=[YR=2000] E36S35 W14 N9 W8 S12 W14 N38 \$W15 \$.											