

LOT 12
IN OR 2188/1903
SEASIDE PB 6/161

SHANNON FAMILY TRUST/SHANNON GLORIA JEAN TRUSTEE
491 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0012-0000



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	PAGE 1 of 1 2																										
Exterior Wall	16	WD FR STUC 60	0500	01	2,796	129.4656	184.49	515,834	2004	2004	0	0	0	9.00	91.00	VALUATION BY STANDARD																									
Exterior Wall	23	REINF CONC 40	1 SFR CUST - 100% - 2005													Heated Area: 2407													HX Base Yr 2005												
Roof Structure	08	IRREGULAR 100														Tax Group: 2													Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE													469,409												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE													12,397												
Interior Floor	15	HARDTILE 60														TOTAL LAND VALUE - MARKET													225,000												
Interior Floor	14	CARPET 40														TOTAL MARKET VALUE													706,806												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													327,909												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													378,897												
Bedrooms	5	100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Bathrooms	3	100														BASE TAXABLE VALUE													328,897												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													706,806												
Stories	1.5	1.5 100	NCON VALUE													0																									
Units	0	100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													580,192																									
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	2,027	100	2,027	340,305																																					
FGR	558	55	307	51,541																																					
FOP	53	30	16	2,686																																					
FSP	132	40	53	8,898																																					
FST	24	55	13	2,182																																					
FUS	380	100	380	63,796																																					
TOTALS	3,174		2,796	469,409																																					
EXTRA FEATURES			491 STARBOARD LDG, 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																									
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2004	2004	3	89	3,115																									
2	0819	CONC 12"	0	100	4	5		20.00	SF 9.50	9.50	100	2004	2004	3	86	163																									
3	0810	CONCRETE A	0	100	0	0		1,175.00	SF 6.50	6.50	100	2004	2004	3	86	6,568																									
4	1242	WD DECK A	0	100	10	4		40.00	SF 15.00	15.00	100	2004	2004	3	24	144																									
5	1241	WD DECK G	0	100	16	4		64.00	UT 11.50	11.50	100	2004	2004	3	40	294																									
6	1244	WD DECK EX	0	100	14	12		168.00	SF 18.50	18.50	100	2011	2011	3	68	2,113																									
TOTAL OB/XF																	12,397																								
LAND DESCRIPTION																																									
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	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																								
REVIEW DATE 07/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																																									