LOT 14
IN OR 1242/695
CONSERVATION ESMT PT 1012/320

PASCUAL RONALD C & MACRINA M
495 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

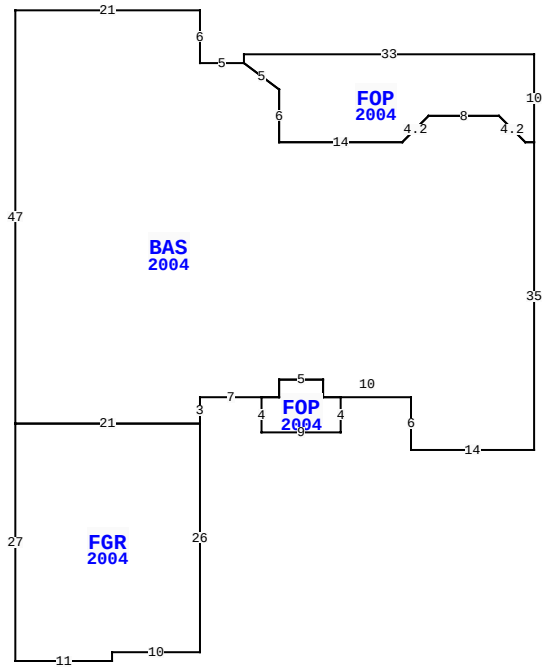
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2,271	393,400
FGR	557	55	306	53,008
FOP	46	30	14	2,425
FOP	267	30	80	13,858
TOTALS	3,141		2,671	462,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,671	133.5840	190.36	508,452	2004	2004	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2005 Heated Area: 2271 HX Base Yr 2005



495 STARBOARD LDG, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,691
TOTAL MARKET OB/XF VALUE		12,494
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		700,185
SOH/AGL Deduction		326,948
ASSESSED VALUE		373,237
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,237
TOTAL JUST VALUE		700,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040907	OTHER	1,500	05/17/2004
20033489	NEW CONSTR	157,000	07/15/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/0695	6/30/2004	WD	Q	I		326,600
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: PASCUAL RONALD C &						
1088/0332	10/16/2002	WD	U	V	19	55,000
GRANTOR: BEAZER HOMES CORP						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W33 S1 BAS=[YR=2004] W5 N6 W21 S47
FGR=[YR=2004] S27 E11 N1 E10 N26 W21$ E21 N3 E7 FOP=[YR=2004]
S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E10 S6 E14 N35 W1 U3 L3
W8 D3 L3 W14 N6 L4 U3 $ D3 R4 S6E14 U3 R3 E8 D3 R3 E1 N10$.

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	2004	2004	3	89	3,115	
2	0819	CONC 12"	0	100	12	5	60.00	SF	9.50	9.50	100	2004	2004	3	86	490	
3	0810	CONCRETE A	0	100	0	0	1,550.00	SF	6.50	6.50	100	2004	2004	3	86	8,665	
4	1241	WD DECK G	0	100	9	4	36.00	UT	11.50	11.50	100	2004	2004	3	40	166	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2004	2004	3	24	58	

LAND DESCRIPTION

TOTAL OB/XF 12,494

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	SFR	100		R-1A	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