LOT 18
CONSERVATION ESMT PT 1012/320
SEASIDE PB 6/161

TURNER HARRY S & JANET LEE
503 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1679-0018-0000**

## BUILDING CHARACTERISTICS

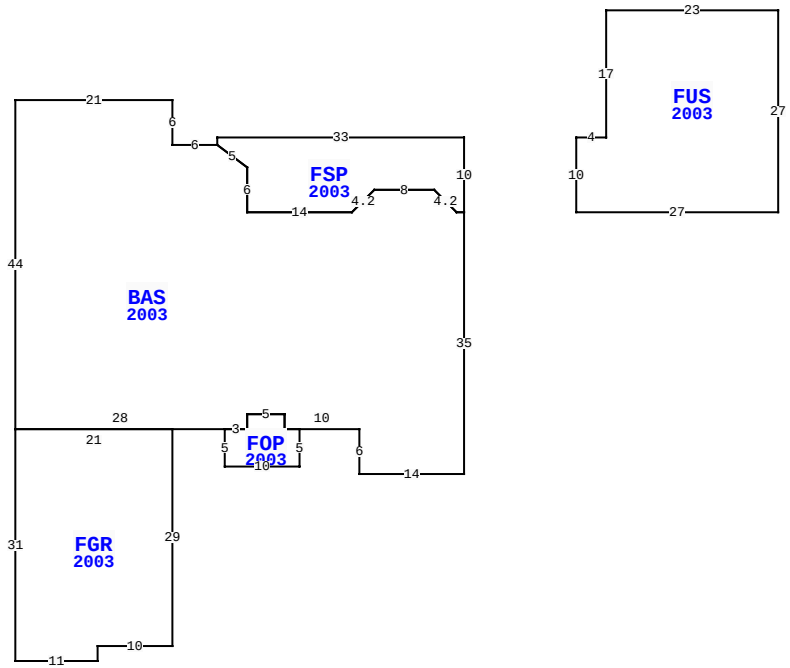
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 60 |
| Exterior Wall | 23 | REINF CONC 40 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| 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 | 2,246 | 100 | 2,246 | 358,190 |
| FGR | 631 | 55 | 347 | 55,339 |
| FOP | 60 | 30 | 18 | 2,871 |
| FSP | 267 | 40 | 107 | 17,065 |
| FUS | 661 | 100 | 661 | 105,415 |
| TOTALS | 3,865 | | 3,379 | 538,880 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,379 | 123.6664 | 176.22 | 595,447 | 2003 | 2003 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SFR CUST – 100% - 2004 Heated Area: 2907 HX Base Yr 2004




503 STARBOARD LDG, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 08/01/2023 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 | | 538,880 |
| TOTAL MARKET OB/XF VALUE | | 12,014 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 775,894 |
| SOH/AGL Deduction | | 355,916 |
| ASSESSED VALUE | | 419,978 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 369,978 |
| TOTAL JUST VALUE | | 775,894 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 636,736 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20042041 | REPAIR/RRF | 1,000 | 11/02/2004 |
| 20021389 | NEW CONSTR | 190,000 | 08/13/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2315/1947 | 10/30/2019 | SW | U | I | 11 | 100 |
| GRANTOR: TURNER HARRY S & JANE | | | | | | |
| GRANTEE: TURNER HARRY S & JA | | | | | | |
| 2315/1945 | 10/30/2019 | SW | U | I | 11 | 100 |
| GRANTOR: TURNER HARRY S & JANE | | | | | | |
| GRANTEE: TURNER HARRY S & JA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2003] W33 S1 BAS=[YR=2003] W6 N6 W21 S44
FGR=[YR=2003] S31 E11 N2 E10 N29 W21$ E28 FOP=[YR=2003] S5
E10 N5 W2 N2 W5 S2 W3 $ E3 N2 E5 S2 E10 S6 E14 N35W1 U3 L3 W8
D3 L3 W14 N6 L4 U3 $ D3 R4 S6 E14 U3 R3 E8 D3 R3 E1N10 $
PTR= E15 FUS=[YR=2003] E4 N17 E23 S27 W27 N10 $ W15 $ .

## 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 | 2003 | 2003 | 3 | 88 | 3,080 | |
| 3 | 0835 | QUARY TILE | 0 | 100 | 4 | 5 | 20.00 | SF | 20.00 | 20.00 | 100 | 2003 | 2003 | 3 | 84 | 336 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,200.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 7,980 | |
| 5 | 1241 | WD DECK G | 0 | 100 | 10 | 4 | 40.00 | UT | 11.50 | 11.50 | 100 | 2003 | 2003 | 3 | 36 | 166 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 10 | 4 | 40.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 22 | 132 | |
| 7 | 1242 | WD DECK A | 0 | 100 | 8 | 10 | 80.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 40 | 320 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,014

| 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 | 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