

LOT 20
CONSERVATION ESMT PT 1012/320
SEASIDE PB 6/161

SIDMAN DAVID F III & DEBORAH J
507 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0020-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	16	WD FR STUC	70
Exterior Wall	23	REINF CONC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
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
BAS	2,404	100	2,404
FGR	418	55	230
FOP	92	30	28
FOP	276	30	83
FST	56	55	31
FUS	440	100	440
STR	24	10	2
TOTALS	3,710		3,218

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	3,218	118.4040	168.73	542,973	2000	2000	0	0	11.00 89.00
1 SFR CUST - 100% - 2022					Heated Area: 2844		HX Base Yr			
BLD DATE					06/24/2009		RK	LGL DATE		08/01/2023
XF DATE								LAND DATE		MLU
INC DATE								AG DATE		

D

NASSAU COUNTY PROPERTY				PAGE 1 of 2		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE						483,246
TOTAL MARKET OB/XF VALUE						41,311
TOTAL LAND VALUE - MARKET						225,000
TOTAL MARKET VALUE						749,557
SOH/AGL Deduction						64,551
ASSESSED VALUE						685,006
TOTAL EXEMPTION VALUE		13				685,006
BASE TAXABLE VALUE						0
TOTAL JUST VALUE						749,557
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						614,774
PERMIT NUM		DESCRIPTION		AMT		ISSUED
20102037		GAS		400		11/29/2010
20062733		XFOB		7,283		12/12/2006
20061986		SWIM POOL		20,000		08/25/2006
20061901		GAS		200		08/10/2006
1112193		XFOB		2,000		10/19/2001
2002911		NEW CONSTR		287,326		05/11/2000
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD
2419/0716		12/21/2020	WD	Q	I	01
						694,000
GRANTOR: PELLETTIER LIVING TRUS						
GRANTEE: SIDMAN DAVID F III						
1895/1206		12/19/2013	WD	U	I	30
						100
GRANTOR: PELLETTIER MICHAEL J &						
GRANTEE: PELLETTIER MICHAEL J						
BUILDING NOTES						

U

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
3	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50
4	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50
5	1242	WD DECK A	0	100	8	4	32.00	SF	15.00
6	1242	WD DECK A	0	100	16	4	64.00	SF	10.00
7	0810	CONCRETE A	0	100	8	5	40.00	SF	6.50
8	0810	CONCRETE A	0	100	48	14	672.00	SF	6.50
9	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00
10	0910	SCRN RM L	0	100	0	0	1,150.00	SF	15.00
11	0845	KOOL DECK	0	100	0	0	730.00	SF	10.88

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00
TOTAL OB/XF 39,987									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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

SIDMAN DAVID F III & DEBORAH J
507 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

00-00-31-1679-0020-0000

[illegible]