

LOT 43
IN OR 974/1461
SEASIDE PB 6/161

BOOTON PAUL M JR & PATRICIA O
474 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0043-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	23 REINF CONC 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	283,693
BAS	405	100	405	61,972
BAS	468	100	468	71,612
FGR	485	55	267	40,855
FOP	53	30	16	2,448
STR	24	10	2	306

TOTALS	3,289		3,012	460,886
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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
3	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2000
4	1242	WD DECK A	0 100	5	4	20.00	SF	10.00	10.00	100	2000
5	0810	CONCRETE A	0 100	78	16	1,248.00	SF	6.50	6.50	100	2000
6	0810	CONCRETE A	0 100	65	12	780.00	SF	6.50	6.50	100	2003

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,012	117.9992	168.15	506,468	2000	2004	0	0	9.00	91.00
1 SFR CUST - 100% - 2005 Heated Area: 2727 HX Base Yr 2005											
474 STARBOARD LDG, FERNANDINA BEACH											
BLD DATE: 08/01/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			460,886
TOTAL MARKET OB/XF VALUE			13,812
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			699,698
SOH/AGL Deduction			326,975
ASSESSED VALUE			372,723
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			317,723
TOTAL JUST VALUE			699,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			573,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070254	ELEC OTHER	350	02/12/2007
20070023	ADDITION	19,200	01/05/2007
20041246	NEW BATH	3,000	07/07/2004
20041198	REMODEL	2,000	06/29/2004
20041177	H/AC	3,000	06/28/2004
2002644	NEW CONSTR	220,000	04/04/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0974/1461	3/09/2001	WD	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: BOOTON PAUL M JR &					
0918/0690	2/04/2000	WD	U	V	19
GRANTOR: SEASIDE JOINT VENTURE					
GRANTEE: BEAZER HOMES CORP					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W1 L2 U2 W5 D2 L2 BAS=[YR=2008] N15 W27 S12 E8 D5 R5 E13 N1 U1 R1 \$ L1 D1 S1W13 U5 L5 W8S3W1 U2 L2 W7 D2 L2 W1 S32 FGR=[YR=2000] S28 E20 N23 W15 N5 W5 \$E5 S5 E16 D2 R2 E5 R2 U2 FOP=[YR=2000] S3 E2 STR=[YR=2008] S3 E8 N3 W8\$ E6 N2 W1 N6 W6 S5W1\$E1N5 E6 S6 E13 N5 BAS=[YR=2008] E18 N26 W18 S26\$ N33\$.											