



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 80		
Exterior Wall	23	REINF CONC 20		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 70		
Interior Floor	15	HARDTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	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	1,981	100	1,981	314,717
FGR	532	55	293	46,548
FOP	34	30	10	1,589
FSP	279	40	112	17,793
FST	32	55	18	2,859
FUS	440	100	440	69,902
TOTALS	3,298		2,854	453,409

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	2,854	123.8732	176.52	503,788	2002	2002	0	0	10.00
1 SFR CUST - 100% - 2019					Heated Area: 2421			HX Base Yr 2019		

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a total heated area of 2421 square feet. The plan includes several rooms, each labeled with a market value (FSP 2003, BAS 2002, FGR 2002, FST 2002, FUS 2002) and a corresponding market value. The rooms are connected by a network of lines representing walls and doors. The layout includes a large central room (BAS 2002) and several smaller rooms (FGR 2002, FST 2002, FUS 2002) and a small room (FOP 2002) and a small room (FSP 2003). The diagram also shows a large room (FUS 2002) and a small room (FST 2002) and a small room (FGR 2002) and a small room (FOP 2002) and a small room (FSP 2003).

BLD DATE		LGL DATE		
XF DATE		LAND DATE	08/01/2023	
INC DATE	500 STARBOARD LDG, FERNANDINA BEACH		AG DATE	
08/01/2023				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	453,409		
TOTAL MARKET OB/XF VALUE	40,548		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	718,957		
SOH/AGL Deduction	259,667		
ASSESSED VALUE	459,290		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	409,290		
TOTAL JUST VALUE	718,957		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	543,919		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190152	SCRNROOM	0	02/25/2019
20121410	H/AC	2,500	07/16/2012
20012053	NEW CONSTR	281,000	09/14/2001
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
2477/1419	7/08/2021	LE U I 11	100
GRANTOR: FOTIADES ANDREW M & T			
GRANTEE: FOTIADES FAMILY TRU			
2081/1783	10/28/2016	WD Q I 01	385,000
GRANTOR: BRUCKNER ROBERT O &			
GRANTEE: FOTIADES ANDREW MIC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2002] W4 U2 L2 W6 D2 L2 W4 S5 FSP=[YR=2003] W31 S10 E19 U3 R3 E9 N7\$ S7 W9 L3 D3 W33 S35 E14 N5 E11FOP=[YR=2002] S2 E8 N2 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E12 FGR=[YR=2002] S15 E19 N28 FST=[YR=2002] N4 W8 S4 E8 \$ W19 S13 \$ N13 E11 N4 E8 N28 \$ PTR= E15 FUS=[YR=2002] E22 S20 W22 N20 \$ W15 \$.			

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	2002	2002	3
3	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	2002	2002	3
4	0819	CONC 12"	0	100	2	5	10.00	SF	9.50	9.50	100	2002	2002	3
5	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2002	2002	3
6	0855	CONC PAVER	0	100	0	0	66.00	SF	7.00	7.00	100	2019	2019	3
7	0911	SCRN RM A	0	100	0	0	712.00	SF	17.50	17.50	100	2019	2019	3
8	0861	POOL GUNIT	0	100	0	0	220.00	SF	85.00	85.00	100	2019	2019	3
9	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2019	2019	3

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
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 40,548														
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
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 40,548														
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
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00