

LOT 63
IN OR 1568/75
SEASIDE PB 6/161

OWENS LESLIE CAMILLE
496 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0063-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
PAGE 1 of 1										2																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	16	WD FR STUC 80	0500	01	2,807	123.8688	176.51	495,464	2001	2001	0	0	10.50	89.50	VALUATION BY																	
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2003										Heated Area: 2384										HX Base Yr 2003									
Roof Structure	08	IRREGULAR 100											Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										443,440									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										9,152									
Interior Floor	14	CARPET 70											TOTAL LAND VALUE - MARKET										225,000									
Interior Floor	15	HARDTILE 30											TOTAL MARKET VALUE										677,592									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										324,732									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										352,860									
Bedrooms	4	100											TOTAL EXEMPTION VALUE										50,000									
Bathrooms	3	100											BASE TAXABLE VALUE										302,860									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										677,592									
Stories	1.	1. 100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										557,792																			
Quality															05 Quality Level 05																	
DOR CODE															0100 SINGLE FAMILY																	
MAP NUM															MKT AREA																	
NEIGHBORHOOD/LOC															1080.00																	
AREA TYPE															TOTAL GROSS AREA																	
PCT OF BASE															TOT ADJ AREA																	
SUBAREA MARKET VALUE																																
BAS															2,384																	
FGR															475																	
FOP															174																	
FSP															276																	
TOTALS															3,309																	
TOTALS															2,807																	
TOTALS															443,440																	
EXTRA FEATURES															496 STARBOARD LDG, FERNANDINA BEACH																	
BLD DATE															LGL DATE																	
XF DATE															LAND DATE																	
INC DATE															AG DATE																	
08/01/2023															MLU																	
BUILDING NOTES																																
BUILDING DIMENSIONS															BAS=[YR=2001] W4 U2 L2 W7 L2 D2 W4 S6 FSP=[YR=2009] W30 S10 E18 N2 E12 N8 \$ S8 W12 S2 W18 N18 W14 S57 E14 N2 FOP=[YR=2001] E30 FGR=[YR=2001] S4 E19 N25 W19 S21 \$ N5 W11 N3 W8 S3 W11 S5 \$ N5 E11 N3 E8 S3 E11 N16 E19 N32 \$.																	
LAND DESCRIPTION															TOTAL OB/XF																	
9,152																																
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															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																	