

LOT 65 (EX S-1)
IN OR 2404/1103
SEASIDE PB 6/161

FINKELSTEIN LISA K & MARK I
492 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0065-0000



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	14	CARPET 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.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

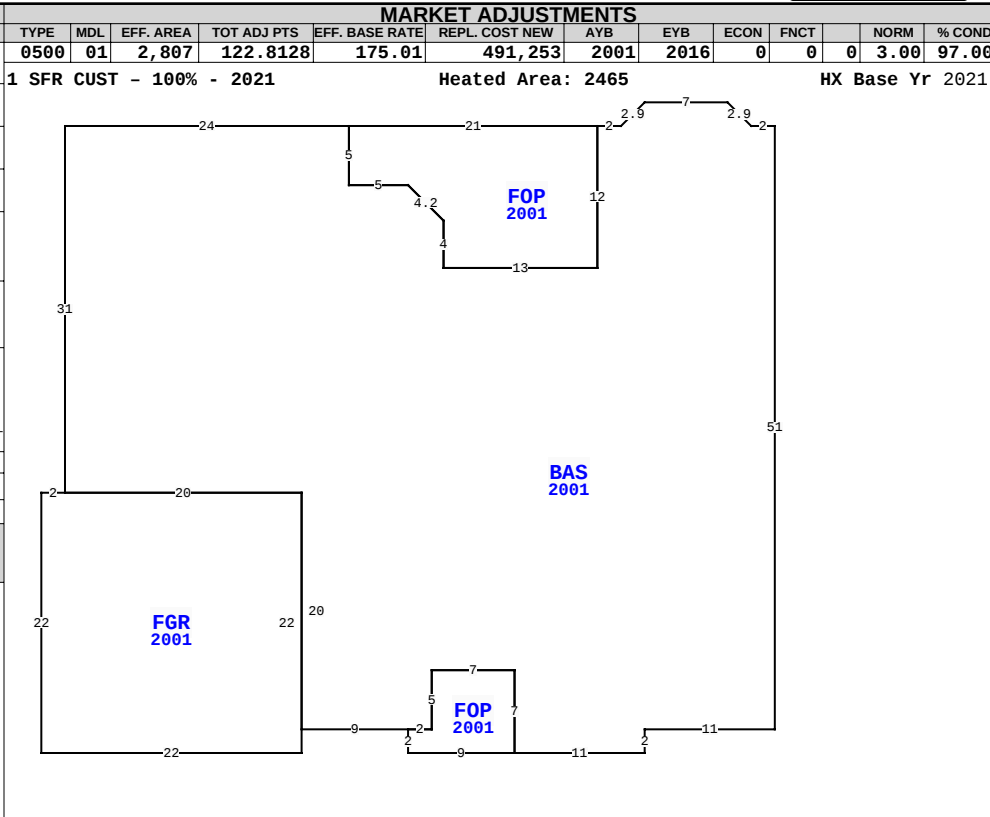
NEIGHBORHOOD/LOC	1080.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,465	100	2,465	418,458
FGR	484	55	266	45,156
FOP	53	30	16	2,716
FOP	201	30	60	10,186

TOTALS	3,203		2,807	476,515
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0	100	28	3	SF	6.50	
3	0810	CONCRETE A	0	100	42	16	SF	6.50	
4	0819	CONC 12"	0	100	4	7	SF	9.50	
5	0810	CONCRETE A	0	100	3	3	SF	6.50	
6	1242	WD DECK A	0	100	4	4	SF	15.00	
7	1242	WD DECK A	0	100	9	4	SF	10.00	
8	1242	WD DECK A	0	100	3	4	SF	10.00	

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		R-1A	0.00	0.00	1.00



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

L N	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	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	28	3	SF	6.50	6.50	100	2001	2001	3	82	448	
3	0810	CONCRETE A	0	100	42	16	SF	6.50	6.50	100	2001	2001	3	82	3,582	
4	0819	CONC 12"	0	100	4	7	SF	9.50	9.50	100	2001	2001	3	82	218	
5	0810	CONCRETE A	0	100	3	3	SF	6.50	6.50	100	2001	2001	3	82	48	
6	1242	WD DECK A	0	100	4	4	SF	15.00	15.00	100	2001	2001	3	20	48	
7	1242	WD DECK A	0	100	9	4	SF	10.00	10.00	100	2001	2001	3	20	72	
8	1242	WD DECK A	0	100	3	4	SF	10.00	10.00	100	2001	2001	3	20	24	

TOTAL OB/XF													7,450		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
	R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										476,515	
TOTAL MARKET OB/XF VALUE										7,450	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										708,965	
SOH/AGL Deduction										218,917	
ASSESSED VALUE										490,048	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										440,048	
TOTAL JUST VALUE										708,965	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										553,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222483	SWIM POOL	0	09/07/2022
20211317	REMODEL	75,000	05/21/2021
20111075	REPAIR/RRF	3,500	06/30/2011
20111076	REPAIR/RRF	1,500	06/30/2011
20010108	NEW CONSTR	281,017	01/25/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2404/1103	10/29/2020	WD	Q	I	02	540,000	
GRANTOR: CLARKE PETER & NANCY							
GRANTEE: FINKELSTEIN LISA K							
1101/1799	12/18/2002	WD	U	I	07	100	
GRANTOR: BEAZER HOMES CORP							
GRANTEE: CLARKE PETER & NANC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2001] W2 U2 L2 W7 L2 D2 W2 FOP=[YR=2001] W21 S5 E5 D3 R3 S4 E13 N12 \$ S12 W13 N4 L3 U3 W5 N5 W24 S31 FGR=[YR=2001] W2 S22 E22 N22 W20 \$ E20 S20 E9 FOP=[YR=2001] S2 E9 N7 W7 S5 W2 \$ E2 N5 E7 S7 E11 N2 E11 N51 \$.									