

LOT 5
IN OR 1922/1996
SEASIDE PB 6/161

THELANDER FREDRICK & HANNAH-STINA
477 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

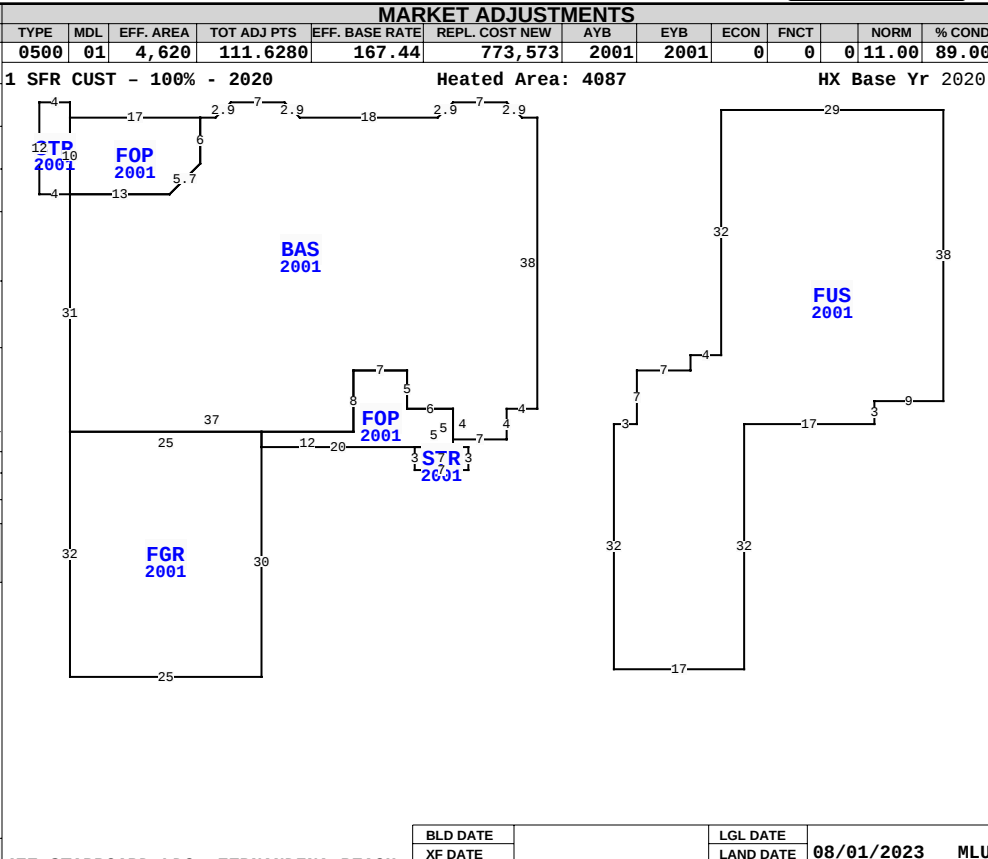
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100	2,296	342,153
FGR	800	55	440	65,570
FOP	124	30	37	5,514
FOP	162	30	49	7,302
FUS	1,791	100	1,791	266,898
STR	21	10	2	298
STR	48	10	5	745

TOTALS	5,242		4,620	688,480
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
3	0810	CONCRETE A	0 100	0	0	2,123.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	8	4	32.00	SF	15.00	15.00
5	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00
6	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00
7	0845	KOOL DECK	0 100	0	0	600.00	SF	10.88	10.88
8	0810	CONCRETE A	0 100	47	3	141.00	SF	6.50	6.50

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-1	0.00	0.00	1.00



TOTAL OB/XF									
30,640									

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	688,480			
TOTAL MARKET OB/XF VALUE	30,640			
TOTAL LAND VALUE - MARKET	225,000			
TOTAL MARKET VALUE	944,120			
SOH/AGL Deduction	290,300			
ASSESSED VALUE	653,820			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	603,820			
TOTAL JUST VALUE	944,120			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	914,604			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011404	XFOB	2,100	06/20/2001
20010819	SWIM POOL	21,000	05/01/2001
2003024	NEW CONSTR	0	05/24/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1922/1996	6/12/2014	WD Q	I	01	555,000
GRANTOR: CLEMENTS MICHAEL & MA					
GRANTEE: THELANDER FREDRIK &					
1622/1551	6/01/2009	WD Q	I	01	548,000
GRANTOR: LECHNER ALBERT F & JA					
GRANTEE: CLEMENTS MICHAEL &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W2 U2 L2 W7 D2 L2 W18 L2 U2 W7 L2 D2 W2 FOP=[YR=2001] W17 STR=[YR=2001] N2W4S12E4N10S\$10 E13 U4 R4 N6\$ S6 D4 L4 W13 S31 FGR=[YR=2001] S32 E25 N30 FOP=[YR=2001] E20 STR=[YR=2001] S3E7N3W7\$E5 N5 W6 N5 W7 S8 W12 S2 \$ N2W25 \$ E37 N8 E7 S5 E6 S4 E7 N4E4 N38 \$ PTR=S40E10FUS=[YR=2001] E3 N7 E7 N2 E4 N32 E29 S38 W9 S3 W17 S32 W17 N32 \$ W10N40 \$.									