LOT 8
CONSERVATION ESMT PT 1012/320
SEASIDE PB 6/161

LAPORTE PIERRE L & CAROL E
483 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

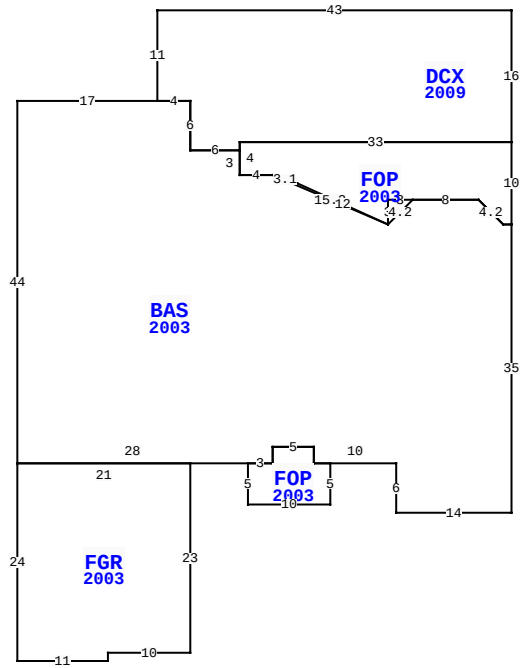
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,287	100	2,287	403,962
DCX	674	15	101	17,840
FGR	494	55	272	48,045
FOP	60	30	18	3,180
FOP	229	30	69	12,188
TOTALS	3,744		2,747	485,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,747	130.8384	196.26	539,126	2003	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2005 Heated Area: 2287 HX Base Yr 2005



483 STARBOARD LDG, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		485,213
TOTAL MARKET OB/XF VALUE		15,064
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		725,277
SOH/AGL Deduction		338,263
ASSESSED VALUE		387,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		337,014
TOTAL JUST VALUE		725,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090929	XFOB	7,500	07/15/2009
20081148	XFOB	7,500	07/11/2008
021288	NEW CONSTR	154,028	07/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/619	12/08/2023	QC	U	I	11	100
GRANTOR: LAPORTE PIERRE						
GRANTEE: LAPORTE PIERRE L &						
1259/0914	9/15/2004	QC	U	I	06	130,800
GRANTOR: ZUARO STEPHANIE						
GRANTEE: LAPORTE PIERRE						

BUILDING NOTES

EXTRA FEATURES

LN	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	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0819	CONC 12"	0	100	10	3	30.00	SF	9.50	9.50	100	2003	2003	3	83	237	
3	0810	CONCRETE A	0	100	0	0	1,365.00	SF	6.50	6.50	100	2003	2003	3	83	7,364	
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2003	2003	3	21	50	
5	0911	SCRN RM A	0	100	16	39	624.00	SF	17.50	17.50	100	2009	2009	3	40	4,368	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W17 S44 E28 E3 N2 E5 S2 E10 S6 E14 N35 W1 U3L3 W8 W3 S3 U6L14 W4 N3 W6 N6 W4 $
DCX=[YR=2009;ORIG=43,5] N16 W43 S11 E4 S6 E6 N1 E33 $
FGR=[YR=2003;ORIG=-17,44] S24 E11 N1 E10 N23 W21 $
FOP=[YR=2003;ORIG=43,15] N10 W33 S4 E4 D1R3 D5R11 U3R3 E8 D3R3 E1 $
FOP=[YR=2003;ORIG=11,44] S5 E10 N5 W2 N2 W5 S2 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,064

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS