

LOT 11
IN OR 1741/872
SEASIDE PB 6/161

BEATON ERNEST L III
489 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0011-0000



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 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
BAL	304	15	46	7,113
BAS	1,765	100	1,765	272,917
FGR	606	55	333	51,491
FOP	46	30	14	2,165
FUS	1,230	100	1,230	190,192
STR	40	10	4	619
STR	48	10	5	773
TOTALS	4,039		3,397	525,269

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000
2	0810	CONCRETE A	0	100	34	4	136.00	SF	6.50	6.50	100	2000	2000
3	0810	CONCRETE A	0	100	0	0	1,422.00	SF	6.50	6.50	100	2000	2000
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2000	2000

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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,397	116.4812	174.72	593,524	2000	2000	0	0	0	11.50	88.50	
1 SFR CUST - 100% - 2012 Heated Area: 2995 HX Base Yr 2012													

TOTAL OB/XF 11,036													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000
2	0810	CONCRETE A	0	100	34	4	136.00	SF	6.50	6.50	100	2000	2000
3	0810	CONCRETE A	0	100	0	0	1,422.00	SF	6.50	6.50	100	2000	2000
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2000	2000

TOTAL OB/XF 11,036													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000
2	0810	CONCRETE A	0	100	34	4	136.00	SF	6.50	6.50	100	2000	2000
3	0810	CONCRETE A	0	100	0	0	1,422.00	SF	6.50	6.50	100	2000	2000
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2000	2000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	525,269		
TOTAL MARKET OB/XF VALUE	11,036		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	761,305		
SOH/AGL Deduction	354,009		
ASSESSED VALUE	407,296		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	357,296		
TOTAL JUST VALUE	761,305		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	738,015		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002350	NEW CONSTR	188,411	03/06/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1741/0872	5/18/2011	WD	U	I	12
GRANTOR: NATIONAL RESIDENTIAL					
GRANTEE: BEATON WRNEST L III					
1741/0869	5/18/2011	WD	U	I	37
GRANTOR: DEVLIN STEPHEN J & JA					
GRANTEE: NATIONAL RESIDENTIA					

BUILDING NOTES													
BAS=[YR=2000] W28BAL=[YR=2000] N16W20S10 STR=[YR=2000] W4S12E4N12\$ S6E1 U2 R2 E6 D2 R2 E9\$ W9 U2 L2 W6 D2 L2 W1 S38 FGR=[YR=2000] S28 E6 S2 E9 N2 E6 N28 W21 \$ E26STR=[YR=2000] S5 E8N5 FOP=[YR=2000] E2N3W2N2W8S5E8\$ W8\$ N5E8S2E7 S1 E7 N36 \$ PTR= E15 FUS=[YR=2000] E36S35 W14 N9 W8 S12 W14 N38 \$W15 \$.													