

LOT 12  
IN OR 2188/1903  
SEASIDE PB 6/161

SHANNON FAMILY TRUST/SHANNON GLORIA JEAN TRUSTEE  
491 STARBOARD LANDING  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0012-0000



| 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           | 15  | HARDTILE 60    |
| Interior Floor           | 14  | CARPET 40      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 5   | 100            |
| Bathrooms                | 3   | 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 |                  |

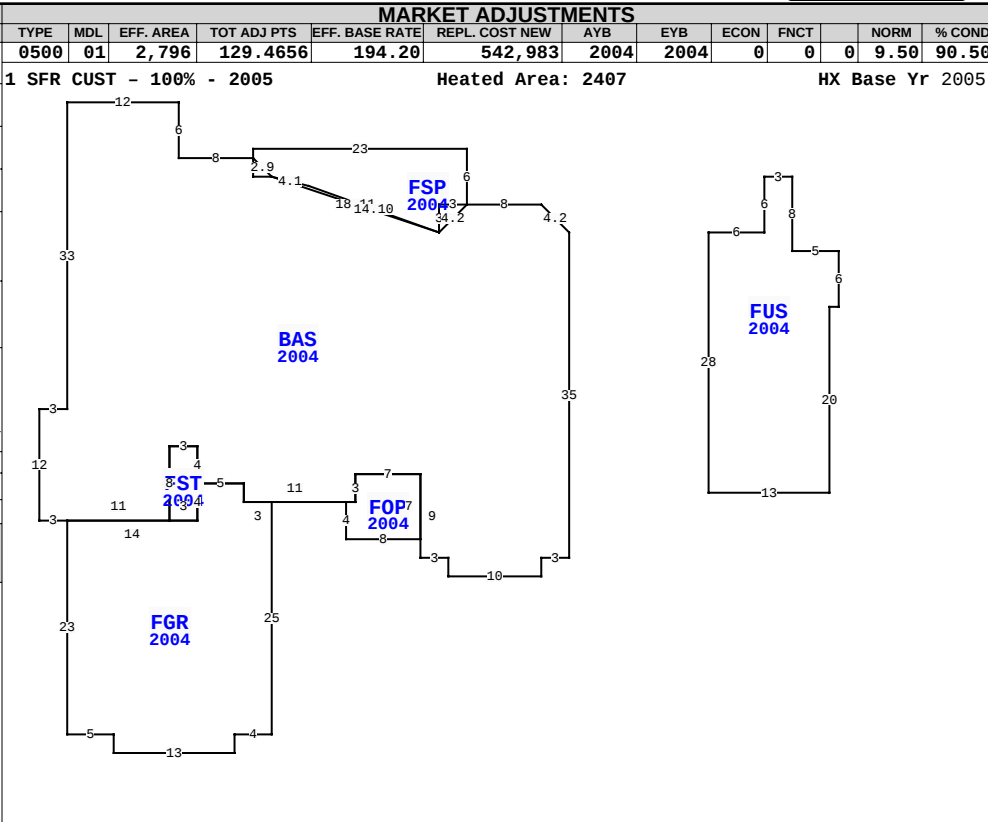
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,027            | 100         | 2,027        | 356,247              |
| FGR       | 558              | 55          | 307          | 53,955               |
| FOP       | 53               | 30          | 16           | 2,812                |
| FSP       | 132              | 40          | 53           | 9,315                |
| FST       | 24               | 55          | 13           | 2,285                |
| FUS       | 380              | 100         | 380          | 66,785               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,174 |  | 2,796 | 491,400 |
|--------|-------|--|-------|---------|

| 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              | 0819       | CONC 12"    | 0       | 100 | 4  | 5     | 20.00    | SF 9.50     | 9.50           |
| 3              | 0810       | CONCRETE A  | 0       | 100 | 0  | 0     | 1,175.00 | SF 6.50     | 6.50           |
| 4              | 1242       | WD DECK A   | 0       | 100 | 10 | 4     | 40.00    | SF 15.00    | 15.00          |
| 5              | 1241       | WD DECK G   | 0       | 100 | 16 | 4     | 64.00    | UT 11.50    | 11.50          |
| 6              | 1244       | WD DECK EX  | 0       | 100 | 14 | 12    | 168.00   | SF 18.50    | 18.50          |

| 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 | 0003 | R-1      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 05/12/2019 BY KBA



491 STARBOARD LDG, FERNANDINA BEACH

| TOTAL OB/XF |            |             |         |     |    |       |          |             |                |
|-------------|------------|-------------|---------|-----|----|-------|----------|-------------|----------------|
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| 2           | 0819       | CONC 12"    | 0       | 100 | 4  | 5     | 20.00    | SF 9.50     | 9.50           |
| 3           | 0810       | CONCRETE A  | 0       | 100 | 0  | 0     | 1,175.00 | SF 6.50     | 6.50           |
| 4           | 1242       | WD DECK A   | 0       | 100 | 10 | 4     | 40.00    | SF 15.00    | 15.00          |
| 5           | 1241       | WD DECK G   | 0       | 100 | 16 | 4     | 64.00    | UT 11.50    | 11.50          |
| 6           | 1244       | WD DECK EX  | 0       | 100 | 14 | 12    | 168.00   | SF 18.50    | 18.50          |

| TOTAL OB/XF |            |             |         |     |    |       |          |             |                |
|-------------|------------|-------------|---------|-----|----|-------|----------|-------------|----------------|
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| 1           | 0500       | FP-PRE FAB  | 0       | 100 | 0  | 0     | 1.00     | UT 3,500.00 | 3,500.00       |
| 2           | 0819       | CONC 12"    | 0       | 100 | 4  | 5     | 20.00    | SF 9.50     | 9.50           |
| 3           | 0810       | CONCRETE A  | 0       | 100 | 0  | 0     | 1,175.00 | SF 6.50     | 6.50           |
| 4           | 1242       | WD DECK A   | 0       | 100 | 10 | 4     | 40.00    | SF 15.00    | 15.00          |
| 5           | 1241       | WD DECK G   | 0       | 100 | 16 | 4     | 64.00    | UT 11.50    | 11.50          |
| 6           | 1244       | WD DECK EX  | 0       | 100 | 14 | 12    | 168.00   | SF 18.50    | 18.50          |

Market: 0 Agricultural: 0 Common: 225,000

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 491,400   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 12,042    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 225,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 728,442   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 338,178   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 390,264   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 340,264   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 728,442   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 706,806   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20042012   | OTHER       | 2,000   | 11/01/2004 |
| 20040886   | ELEC OTHER  | 2,000   | 05/12/2004 |
| 20040850   | H/AC        | 6,000   | 05/06/2004 |
| 20040402   | OTHER       | 6,000   | 03/02/2004 |
| 20034195   | NEW CONSTR  | 160,000 | 11/24/2003 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2188/1903                      | 4/04/2018 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: SHANNON J HAROLD & GL |           |              |        |        |           |               |  |
| GRANTEE: SHANNON FAMILY TRUS   |           |              |        |        |           |               |  |
| 1257/0022                      | 9/03/2004 | WD           | Q      | I      |           | 332,300       |  |
| GRANTOR: WATSON HOME BUILDERS  |           |              |        |        |           |               |  |
| GRANTEE: SHANNON J HAROLD &    |           |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                     |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004;ORIG=0,0] U3L3 W8 W3 S3 U6L18 W2 N2 W8 N6 W12 S33 W3 S12 E3 E11 N8 E3 S4 E5 S2 E11 E1 N3 E7 S9 E3 S2 E10 N2 E3 N35 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2004;ORIG=-54,31] S23 E5 S2 E13 N2 E4 N25 W3 N2 W5 S4 W14 \$                                                               |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2004;ORIG=15,0] E6 N6 E3 S8 E5 S6 W1 S20 W13 N28 \$                                                                        |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2004;ORIG=-11,-3] N6 W23 S1 D2R2 D1R4 D5R14 U3R3 \$                                                                        |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2004;ORIG=-24,29] S4 E8 N7 W7 S3 W1 \$                                                                                     |  |  |  |  |  |  |  |  |  |
| FST=[YR=2004;ORIG=-40,27] N4 W3 S8 E3 N4 \$                                                                                        |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E15 W15 \$                                                                                                          |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004;ORIG=0,0] U3L3 W8 W3 S3 U6L18 W2 N2 W8 N6 W12 S33 W3 S12 E3 E11 N8 E3 S4 E5 S2 E11 E1 N3 E7 S9 E3 S2 E10 N2 E3 N35 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2004;ORIG=-54,31] S23 E5 S2 E13 N2 E4 N25 W3 N2 W5 S4 W14 \$                                                               |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2004;ORIG=15,0] E6 N6 E3 S8 E5 S6 W1 S20 W13 N28 \$                                                                        |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2004;ORIG=-11,-3] N6 W23 S1 D2R2 D1R4 D5R14 U3R3 \$                                                                        |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2004;ORIG=-24,29] S4 E8 N7 W7 S3 W1 \$                                                                                     |  |  |  |  |  |  |  |  |  |
| FST=[YR=2004;ORIG=-40,27] N4 W3 S8 E3 N4 \$                                                                                        |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E15 W15 \$                                                                                                          |  |  |  |  |  |  |  |  |  |

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