

LOT 16  
IN OR 1932/1303  
CONSERVATION ESMT PT 1012/320

CUNNINGHAM DANIEL J & DEBORAH  
499 STARBOARD LANDING  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0016-0000



| 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 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 |
|------------------|---------|

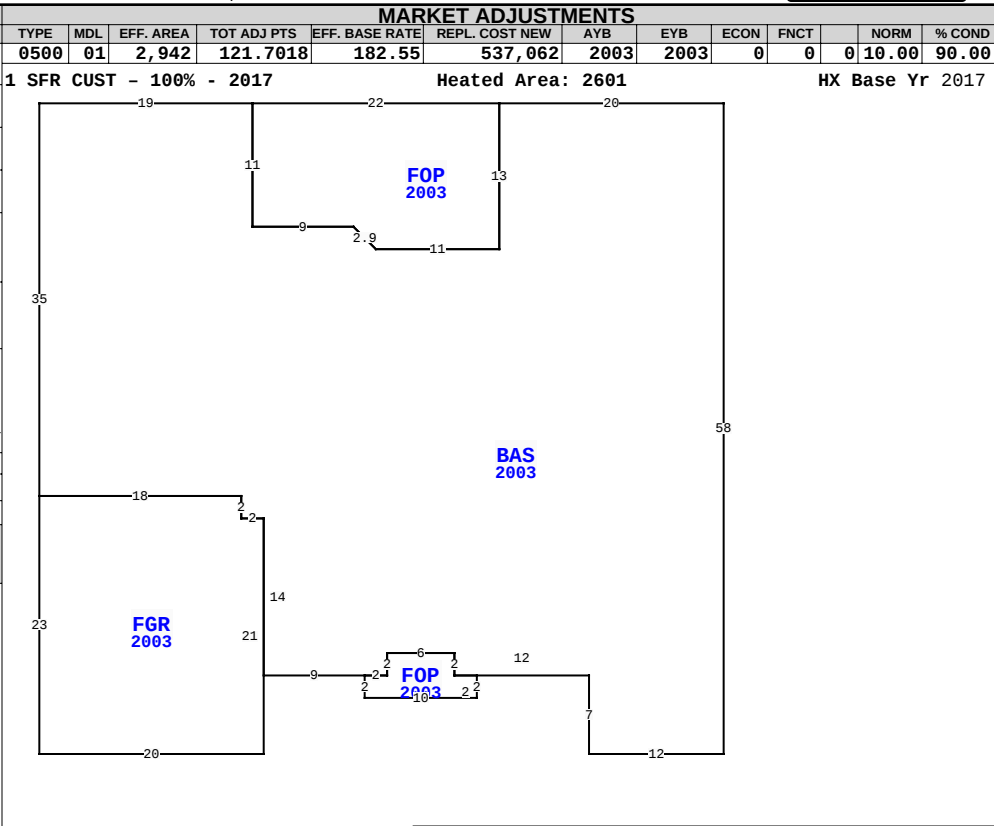
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,601            | 100         | 2,601        | 427,332              |
| FGR       | 456              | 55          | 251          | 41,238               |
| FOP       | 32               | 30          | 10           | 1,643                |
| FOP       | 266              | 30          | 80           | 13,144               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,355 | 2,942 | 483,356 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 2              | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00   | UT | 1,000.00 |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 21 | 4  | 84.00  | SF | 6.50     |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 40 | 16 | 640.00 | SF | 6.50     |
| 5              | 1241       | WD DECK G   | 0   | 100 | 10 | 4  | 40.00  | UT | 11.50    |
| 6              | 1242       | WD DECK A   | 0   | 100 | 4  | 4  | 16.00  | SF | 15.00    |
| 7              | 0819       | CONC 12"    | 0   | 100 | 5  | 4  | 20.00  | SF | 9.50     |

| 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        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 499 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  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2003    | 2003        | 3 | 87     | 3,045           |       |
| 2   | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00   | UT | 1,000.00 | 1,000.00       | 100       | 2003    | 2003        | 3 | 21     | 210             |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 21 | 4  | 84.00  | SF | 6.50     | 6.50           | 100       | 2003    | 2003        | 3 | 83     | 453             |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 40 | 16 | 640.00 | SF | 6.50     | 6.50           | 100       | 2003    | 2003        | 3 | 83     | 3,453           |       |
| 5   | 1241       | WD DECK G   | 0   | 100 | 10 | 4  | 40.00  | UT | 11.50    | 11.50          | 100       | 2003    | 2003        | 3 | 32     | 147             |       |
| 6   | 1242       | WD DECK A   | 0   | 100 | 4  | 4  | 16.00  | SF | 15.00    | 15.00          | 100       | 2003    | 2003        | 3 | 21     | 50              |       |
| 7   | 0819       | CONC 12"    | 0   | 100 | 5  | 4  | 20.00  | SF | 9.50     | 9.50           | 100       | 2003    | 2003        | 3 | 83     | 158             |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |        |  |  | 7,516 |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|--------|--|--|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |  |       |  |
| R-1         | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 225,000.00 | 225,000.00     | 2      |  |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |  |       |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 225,000 | Market: 0 | Agricultural: 0 | Common: 225,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |                          |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |                          |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2             |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | TOTAL MARKET OB/XF VALUE |  | 483,356     |   |
| TOTAL LAND VALUE - MARKET |  | TOTAL MARKET VALUE       |  | 715,872     |   |
| SOH/AGL Deduction         |  | ASSESSED VALUE           |  | 243,107     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB                    |  | 50,000      |   |
| BASE TAXABLE VALUE        |  | TOTAL JUST VALUE         |  | 422,765     |   |
| NCON VALUE                |  | INCOME VALUE             |  | 0           |   |
| PREVIOUS YEAR MKT VALUE   |  |                          |  | 694,391     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20110973   | H/AC        | 4,400   | 06/15/2011 |
| 021390     | NEW CONSTR  | 117,000 | 08/14/2002 |

| SALES DATA                   |           |           |     |     |            |
|------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1932/1303                    | 8/15/2014 | WD Q      | I   | I   | 01         |
| GRANTOR: VANETTA CLARE W     |           |           |     |     | SALE PRICE |
| GRANTEE: CUNNINGHAM DANIEL J |           |           |     |     | 425,000    |
| 1241/0995                    |           |           |     |     | 368,000    |
| 6/28/2004                    |           |           |     |     |            |
| WD Q I                       |           |           |     |     |            |
| GRANTOR: SZOKE RICHARD       |           |           |     |     |            |
| GRANTEE: VANETTA CLARE W     |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W20 FOP=[YR=2003] W22 S11 E9 D2 R2 E11N13 \$ S13 W11 U2 L2 W9N11 W19 S35 FGR=[YR=2003] S23 E20 N21 W2 N2 W18 \$ E18 S2 E2 S14 E9 FOP=[YR=2003] S2 E10 N2 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E12 S7 E12 N58 \$ . |  |  |  |  |  |  |  |  |  |