

LOT 18
CONSERVATION ESMT PT 1012/320
SEASIDE PB 6/161

TURNER HARRY S & JANET LEE
503 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0018-0000



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	12 HARDWOOD 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
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
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NEIGHBORHOOD/LOC	1080.00
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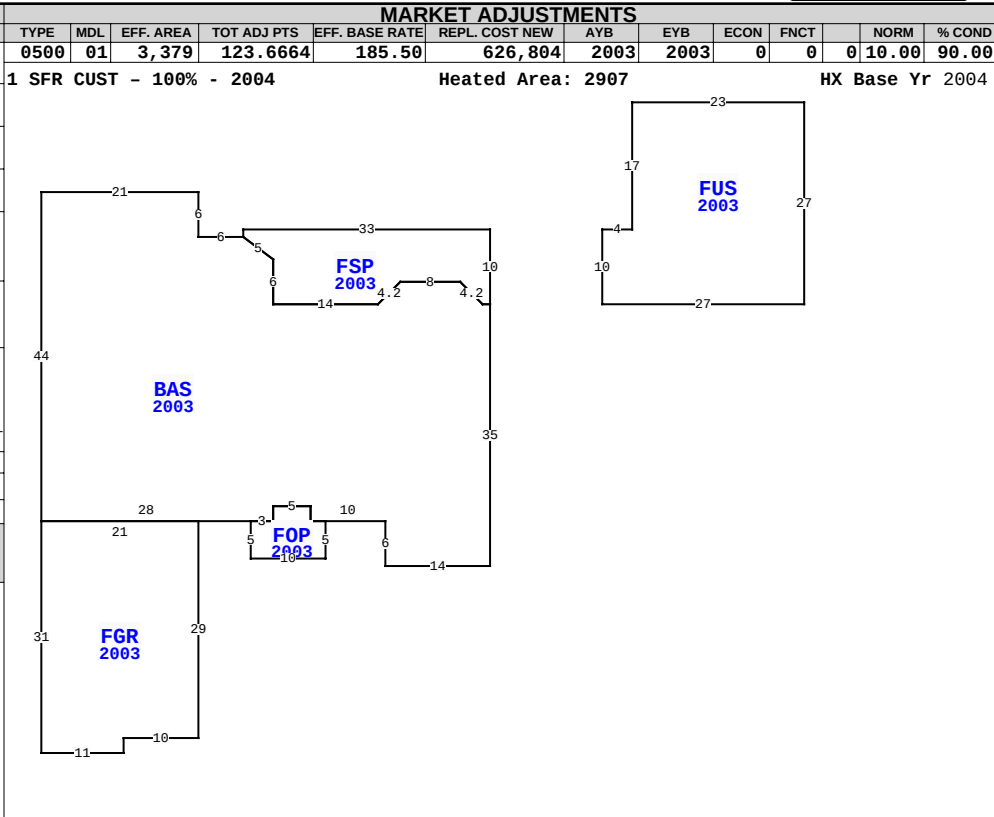
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100	2,246	374,970
FGR	631	55	347	57,932
FOP	60	30	18	3,005
FSP	267	40	107	17,864
FUS	661	100	661	110,354

TOTALS	3,865	3,379	564,124
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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	0835	QUARY TILE	0	100	4	5	20.00	SF	20.00
3	0855	CONC PAVER	0	100	0	0	1,200.00	SF	7.00
4	1241	WD DECK G	0	100	10	4	40.00	UT	11.50
5	1242	WD DECK A	0	100	10	4	40.00	SF	15.00
6	1242	WD DECK A	0	100	8	10	80.00	SF	10.00

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
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503 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	0835	QUARY TILE	0	100	4	5	20.00	SF	20.00	20.00	100	2003	2003	3	83	332	
3	0855	CONC PAVER	0	100	0	0	1,200.00	SF	7.00	7.00	100	2014	2014	3	95	7,980	
4	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	100	2003	2003	3	32	147	
5	1242	WD DECK A	0	100	10	4	40.00	SF	15.00	15.00	100	2003	2003	3	21	126	
6	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2008	2008	3	35	280	

TOTAL OB/XF													11,910	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
03	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
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			564,124
TOTAL MARKET OB/XF VALUE			11,910
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			801,034
SOH/AGL Deduction			368,457
ASSESSED VALUE			432,577
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			382,577
TOTAL JUST VALUE			801,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			775,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042041	REPAIR/RRF	1,000	11/02/2004
20021389	NEW CONSTR	190,000	08/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/1947	10/30/2019	SW	U	I	11	100
GRANTOR: TURNER HARRY S & JANE						
GRANTEE: TURNER HARRY S & JA						
2315/1945	10/30/2019	SW	U	I	11	100
GRANTOR: TURNER HARRY S & JANE						
GRANTEE: TURNER HARRY S & JA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2003] W33 S1 BAS=[YR=2003] W6 N6 W21 S44 FGR=[YR=2003] S31 E11 N2 E10 N29 W21\$ E28 FOP=[YR=2003] S5 E10 N5 W2 N2 W5 S2 W3 \$ E3 N2 E5 S2 E10 S6 E14 N35W1 U3 L3 W8 D3 L3 W14 N6 L4 U3 \$ D3 R4 S6 E14 U3 R3 E8 D3 R3 E1N10 \$ PTR= E15 FUS=[YR=2003] E4 N17 E23 S27 W27 N10 \$ W15 \$.									