LOT 20
CONSERVATION ESMT PT 1012/320
SEASIDE PB 6/161

SIDMAN DAVID F III & DEBORAH J
507 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

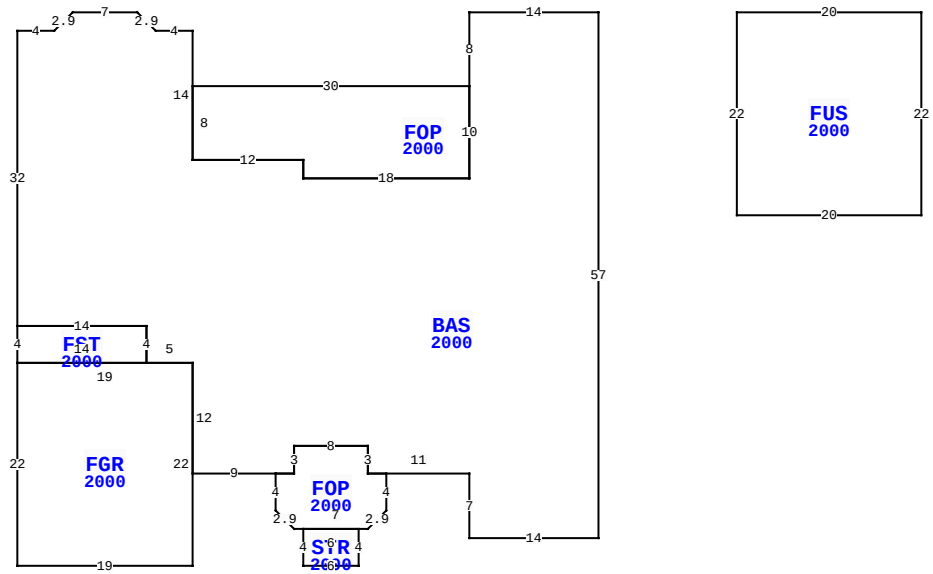
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
BAS	2,404	100	2,404	377,872
FGR	418	55	230	36,152
FOP	92	30	28	4,401
FOP	276	30	83	13,047
FST	56	55	31	4,873
FUS	440	100	440	69,161
STR	24	10	2	314
TOTALS	3,710		3,218	505,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,218	118.4040	177.61	571,549	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2022 Heated Area: 2844 HX Base Yr



507 STARBOARD LDG, FERNANDINA BEACH

BLD DATE	06/24/2009 RK	LGL DATE	08/01/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		505,821
TOTAL MARKET OB/XF VALUE		64,309
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		795,130
SOH/AGL Deduction		64,012
ASSESSED VALUE		731,118
TOTAL EXEMPTION VALUE	13	731,118
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		795,130
NCON VALUE		25,562
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102037	GAS	400	11/29/2010
20062733	XFOB	7,283	12/12/2006
20061986	SWIM POOL	20,000	08/25/2006
20061901	GAS	200	08/10/2006
1112193	XFOB	2,000	10/19/2001
2002911	NEW CONSTR	287,326	05/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0716	12/21/2020	WD	Q	I	01	694,000
GRANTOR: PELLETIER LIVING TRUS						
GRANTEE: SIDMAN DAVID F III						
1895/1206	12/19/2013	WD	U	I	30	100
GRANTOR: PELLETIER MICHAEL J &						
GRANTEE: PELLETIER MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 S8 FOP=[YR=2000] W30 S8 E12 S2 E18 N10 $ S10 W18 N2 W12 N14 W4 U2 L2 W7 D2 L2 W4 S32 FST=[YR=2000] S4 FGR=[YR=2000] S22 E19 N22 W19 $ E14 N4 W14 $ E14 S4 E5 S12 E9 FOP=[YR=2000] S4 R2 D2 E1STR=[YR=2000] S4E6N4W6$E7 R2 U2 N4 W2 N3 W8 S3 W2 $ E2 N3 E8 S3 E11 S7 E14 N57 $ PTR= E15 FUS=[YR=2000] E20 S22 W20 N22 $ W15 $.

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	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2000	2000	3	79	452	
3	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	2000	2000	3	79	2,958	
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2000	2000	3	20	96	
5	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	100	2006	2006	3	27	173	
6	0810	CONCRETE A	0	100	8	5	40.00	SF	6.50	6.50	100	2001	2001	3	80	208	
7	0810	CONCRETE A	0	100	48	14	672.00	SF	6.50	6.50	100	2001	2001	3	80	3,494	
8	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2006	2006	3	44	15,708	
10	0845	KOOL DECK	0	100	0	0	730.00	SF	10.88	10.88	100	2006	2006	3	87	6,907	
11	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2006	2006	3	27	1,080	

TOTAL OB/XF 34,016

LAND DESCRIPTION

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	0003	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 02/13/2024 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

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BLD DATE	06/24/2009	RK	LGL DATE
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NCON VALUE		25,562
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2451	0912-1300SF	47,935	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2419/0716	12/21/2020	WD	Q	I	01	694,000
GRANTOR: PELLETIER LIVING TRUS						
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BUILDING NOTES

BUILDING DIMENSIONS

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
12	1242	WD DECK A	0	100	9	3	27.00	SF	10.00	10.00	100	2006	2006	3	27	73	
13	0912	SCRN RM G	0	100	0	0	1,300.00	SF	20.00	20.00	100	2024	2023		100	26,000	
14	0855	CONC PAVER	0	100	0	0	422.00	SF	10.00	10.00	100	2024	2023		100	4,220	

LAND DESCRIPTION

TOTAL OB/XF 30,293

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

REVIEW DATE 02/13/2024 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS