

LOT 44
IN OR 2034/851
SEASIDE PB 6/161

CHATMAN DANIEL R & RITA G
480 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0044-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	23 REINF CONC 20
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	1.5 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	2,136	100	2,136	340,983
FGR	552	55	304	48,530
FOP	38	30	11	1,756
FOP	192	30	58	9,259
FUS	442	100	442	70,559
STR	8	10	1	159
STR	20	10	2	319
TOTALS	3,388		2,954	471,566

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	2000	2000	3	84	2,940	
2	1126	CB/STC 8"	0 100	20	5	100.00	SF	8.00	8.00	100	2000	2000	3	79	632	
3	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50	100	2000	2000	3	79	288	
4	0810	CONCRETE A	0 100	55	16	880.00	SF	6.50	6.50	100	2000	2000	3	79	4,519	
5	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2000	2000	3	79	62	
6	1242	WD DECK A	0 100	8	4	32.00	SF	15.00	15.00	100	2000	2000	3	20	96	
7	0476	VF 6 SBPL	0 100	0	0	250.00	LF	32.00	32.00	100	2013	2013	3	85	6,800	
8	0479	VF PICKET	0 100	0	0	32.00	LF	10.00	10.00	100	2013	2013	3	85	272	
9	0855	CONC PAVER	0 100	0	0	250.00	SF	10.00	10.00	100	2012	2012	3	93	2,325	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY				PAGE 1 of 1	2									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
0500	01	2,954	120.2542	180.38	532,843	2000	2000	0	0	0	11.50	88.50	VALUATION BY					STANDARD								
1 SFR CUST - 100% - 2017												Tax Group: 2						Tax Dist:								
Heated Area: 2578												BUILDING MARKET VALUE								471,566						
HX Base Yr 2017												TOTAL MARKET OB/XF VALUE								17,934						
												TOTAL LAND VALUE - MARKET								225,000						
												TOTAL MARKET VALUE								714,500						
												SOH/AGL Deduction								241,503						
												ASSESSED VALUE								472,997						
												TOTAL EXEMPTION VALUE						HX HB		50,000						
												BASE TAXABLE VALUE								422,997						
												TOTAL JUST VALUE								714,500						
												NCON VALUE								0						
												INCOME VALUE														
												PREVIOUS YEAR MKT VALUE								693,743						

5

15

2000

STR

11

13

2000

FOP

5

6

2000

STR

5

6

2000

FOP

5

6

2000

STR

14

5

5

19

4

11

4

FUS

2000

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2

9

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5

4

2

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FGR

2000

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7

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7

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5

4

2

9

7

2

9

34

4

2

4

13

4

4

2

23

6

10

6

BAS

2000

BLD DATE

XF DATE

LGL DATE

LAND DATE

08/01/2023

ML

480 STARBOARD LDG, FERNANDINA BEACH												BLD DATE					LGL DATE				
												XF DATE					LAND DATE				
												INC DATE					AG DATE				
																08/01/2023				MLU	

PERMIT NUM		DESCRIPTION		AMT	ISSUED
20151862		REPAIR/RRF		9,204	08/12/2015
20121440		VINYL FENCE		0	07/18/2012
2004400		6' WOOD FENCE		3,000	11/21/2000
2002464		NEW CONSTR		185,509	03/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2034/0851	3/14/2016	WD	Q	I	01	470,000	
GRANTOR: PIERSON MARK A & CLAR							
GRANTEE: CHATMAN DANIEL R &							
1751/0048	8/10/2011	WD	Q	I	01	382,000	
GRANTOR: DORMINY ANNA C							
GRANTEE: PIERSON MARK A & CL							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2000] W2 U2 L2 W7 D2 L2 W4 U4 L3 FOP=[YR=2000] N9 W7 STR=[YR=2000] N5 W4S5E4\$ W11 S13 E6 R3 U4 E9 \$ W9 D4 L3 W6 N13 W2 U2 L2 W7 L2 D2 W2S50 FGR=[YR=2000] S2E6 S1 E10 N1 E6 N23 W13 N4 W9 \$ E9 S4 E13 N4E4 U3 R3 N5 E1 FOP=[YR=2000] S1 E2 STR=[YR=2000] S2E4N2W4\$ E6 N1 W1N5W6S5W1\$ E1N5E6S5E2S5E14 N34 \$ PTR= E15FUS=[YR=2000] E14 S5 E5 S19 W4 S1 W11 N1 W4 N24 \$ W15 \$.	