

LOT 57
IN OR 949/1182
SEASIDE PB 6/161

VICTORIANO EDWIN A & NANCY A
508 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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		

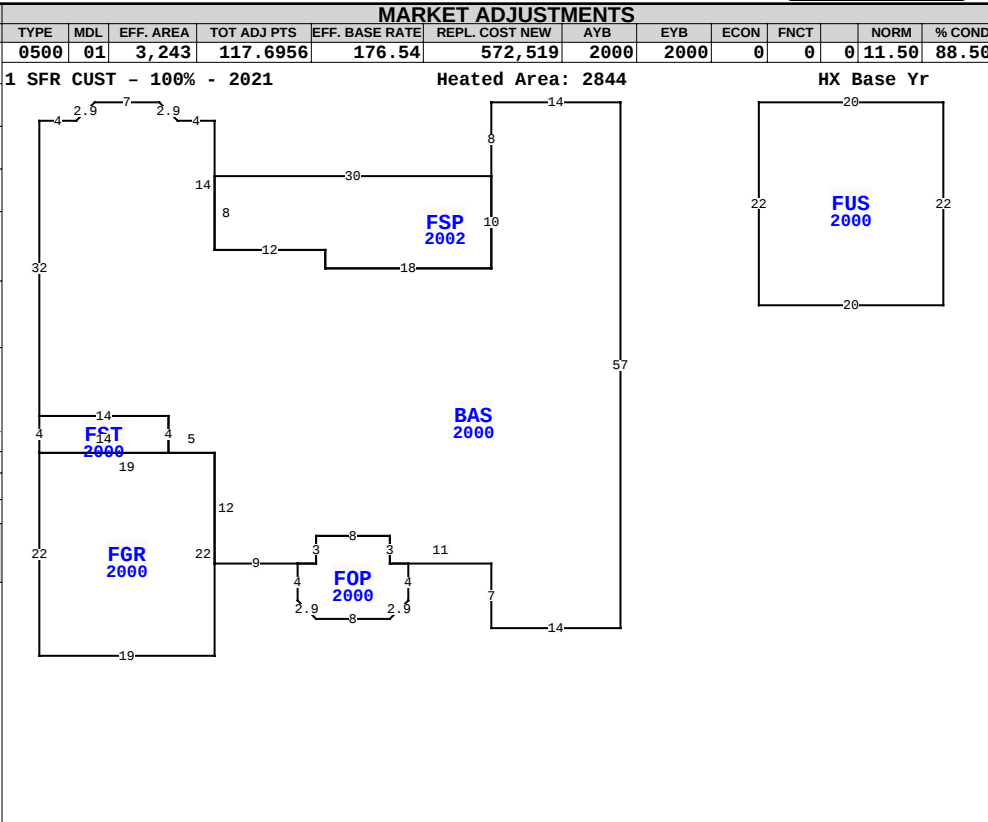
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100	2,404	375,596
FGR	418	55	230	35,935
FOP	92	30	28	4,375
FSP	276	40	110	17,186
FST	56	55	31	4,844
FUS	440	100	440	68,745

TOTALS	3,686		3,243	506,679
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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	0819	CONC 12"	0	100	4	6	24.00	SF	9.50
3	0810	CONCRETE A	0	100	15	16	240.00	SF	6.50
4	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50
5	1242	WD DECK A	0	100	5	4	20.00	SF	10.00
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00

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		R-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



508 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	2000	2000	3	84	2,940	
2	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	79	180	
3	0810	CONCRETE A	0	100	15	16	240.00	SF	6.50	6.50	100	2000	2000	3	79	1,232	
4	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2000	2000	3	79	493	
5	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	2000	2000	3	20	40	
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2000	2000	3	20	96	

TOTAL OB/XF														4,981		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL					
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00						

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		506,679			
TOTAL MARKET OB/XF VALUE		4,981			
TOTAL LAND VALUE - MARKET		225,000			
TOTAL MARKET VALUE		736,660			
SOH/AGL Deduction		68,645			
ASSESSED VALUE		668,015			
TOTAL EXEMPTION VALUE		13			668,015
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		736,660			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		714,125			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001940	NEW CONSTR	182,543	01/14/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0949/1182	9/18/2000	WD	Q	I	
GRANTOR: PANITZ HOMES					SALE PRICE
GRANTEE: VICTORIANO EDWIN A					277,000
GRANTOR: SEASIDE JOINT VENTURE					
GRANTEE: BEAZER HOMES CORP					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2000] W14 S8 FSP=[YR=2002] W30 S8 E12 S2 E18 N10 \$ S10 W18 N2 W12 N14 W4 U2 L2 W7 L2 D2 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 E8 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 \$.					