



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	12	HARDWOOD 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	1,981	100	1,981	329,441
FGR	532	55	293	48,726
FOP	34	30	10	1,663
FSP	279	40	112	18,626
FST	32	55	18	2,994
FUS	440	100	440	73,172
TOTALS	3,298		2,854	474,620

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,854	123.8732	185.81	530,302	2002	2002	0	0	0	10.50	89.50
1 SFR CUST - 100% - 2019												
Heated Area: 2421												
HX Base Yr 2019												
500 STARBOARD LDG, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
08/01/2023 MLU												

EXTRA FEATURES							500 STARBOARD LDG, FERNANDINA BEACH				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	2002	2002	3	86	3,010				
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	2002	2002	3	82	560				
3	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	2002	2002	3	82	2,814				
4	0819	CONC 12"	0	100	2	5	10.00	SF	9.50	9.50	100	2002	2002	3	82	78				
5	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2002	2002	3	20	72				
6	0855	CONC PAVER	0	100	0	0	66.00	SF	7.00	7.00	100	2019	2019	3	98	453				
7	0911	SCRN RM A	0	100	0	0	712.00	SF	17.50	17.50	100	2019	2019	3	86	10,716				
8	0861	POOL GUNIT	0	100	0	0	220.00	SF	85.00	85.00	100	2019	2019	3	90	16,830				
9	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2019	2019	3	98	4,822				

LAND DESCRIPTION										TOTAL OB/XF							39,355		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000.00		
REVIEW DATE		06/04/2019		BY DJ		Total Acres: 0.00			Total Land Value: 225,000				Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
Tax Group: 2												
Tax Dist:												
BUILDING MARKET VALUE												
474,620												
TOTAL MARKET OB/XF VALUE												
39,355												
TOTAL LAND VALUE - MARKET												
225,000												
TOTAL MARKET VALUE												
738,975												
SOH/AGL Deduction												
265,906												
ASSESSED VALUE												
473,069												
TOTAL EXEMPTION VALUE												
HX HB												
50,000												
BASE TAXABLE VALUE												
423,069												
TOTAL JUST VALUE												
738,975												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
718,957												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190152	SCRNROOM	0	02/25/2019
20121410	H/AC	2,500	07/16/2012
20012053	NEW CONSTR	281,000	09/14/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2477/1419	7/08/2021	LE	U	I	11	100	
GRANTOR: FOTIADES ANDREW M & T							
GRANTEE: FOTIADES FAMILY TRU							
2081/1783	10/28/2016	WD	Q	I	01	385,000	
GRANTOR: BRUCKNER ROBERT O &							
GRANTEE: FOTIADES ANDREW MIC							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2002] W4 U2 L2 W6 D2 L2 W4 S5 FSP=[YR=2003] W31 S10 E19 U3 R3 E9 N7\$ S7 W9 L3 D3 W33 S35 E14 N5 E11FOP=[YR=2002] S2 E8 N2 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E12 FGR=[YR=2002] S15 E19 N28 FST=[YR=2002] N4 W8 S4 E8 \$ W19 S13 \$ N13 E11 N4 E8 N28 \$ PTR= E15 FUS=[YR=2002] E22 S20 W22 N20 \$ W15 \$.												