LOT 62
SEASIDE PB 6/161

STINES ANNALISE J & RALPH C
498 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0062-0000

BUILDING CHARACTERISTICS

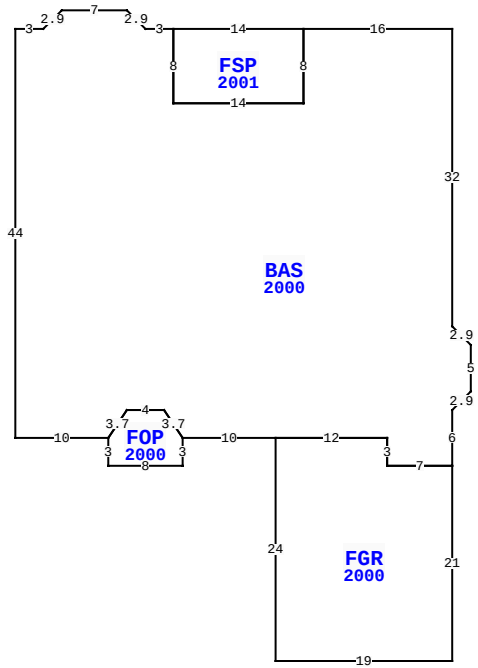
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,991	100	1,991	324,814
FGR	435	55	239	38,990
FOP	42	30	13	2,120
FSP	112	40	45	7,341
TOTALS	2,580		2,288	373,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,288	122.8920	184.34	421,770	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2022 Heated Area: 1991 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

498 STARBOARD LDG, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		373,266
TOTAL MARKET OB/XF VALUE		9,221
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		607,487
SOH/AGL Deduction		89,451
ASSESSED VALUE		518,036
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		468,036
TOTAL JUST VALUE		607,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190191	KIT REMOD	0	03/01/2019
20060961	DEMOLITION	0	05/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0213	9/30/2021	WD	Q	I	01	675,000
GRANTOR: PETERS SHIRLEY D						
GRANTEE: STINES ANNALISE J &						
1036/0903	2/11/2002	WD	Q	I		266,000
GRANTOR: KRONENWETTER DONALD J						
GRANTEE: PETERS JAMES D & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 FSP=[YR=2001] W14 S8 E14 N8 $ S8 W14 N8 W3 U2 L2 W7 D2 L2 W3 S44 E10 FOP=[YR=2000] S3 E8 N3 L2 U3 W4 D3 L2 $ R2 U3 E4 D3 R2 E10 FGR=[YR=2000] S24 E19 N21 W7 N3W12 $ E12 S3 E7 N6 R2 U2 N5 U2 L2 N32$.

EXTRA FEATURES

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	3	9	27.00	SF	9.50	9.50	100	2000	2000	3	79	203	
3	0810	CONCRETE A	0	100	73	16	1,168.00	SF	6.50	6.50	100	2000	2000	3	79	5,998	
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
5	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2000	2000	3	20	32	

LAND DESCRIPTION

TOTAL OB/XF 9,221

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS