

LOT 65 (EX S-1)
IN OR 2404/1103
SEASIDE PB 6/161

FINKELSTEIN LISA K & MARK I
492 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0065-0000



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	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.	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	2,465	100	2,465	438,208
FGR	484	55	266	47,288
FOP	53	30	16	2,845
FOP	201	30	60	10,666

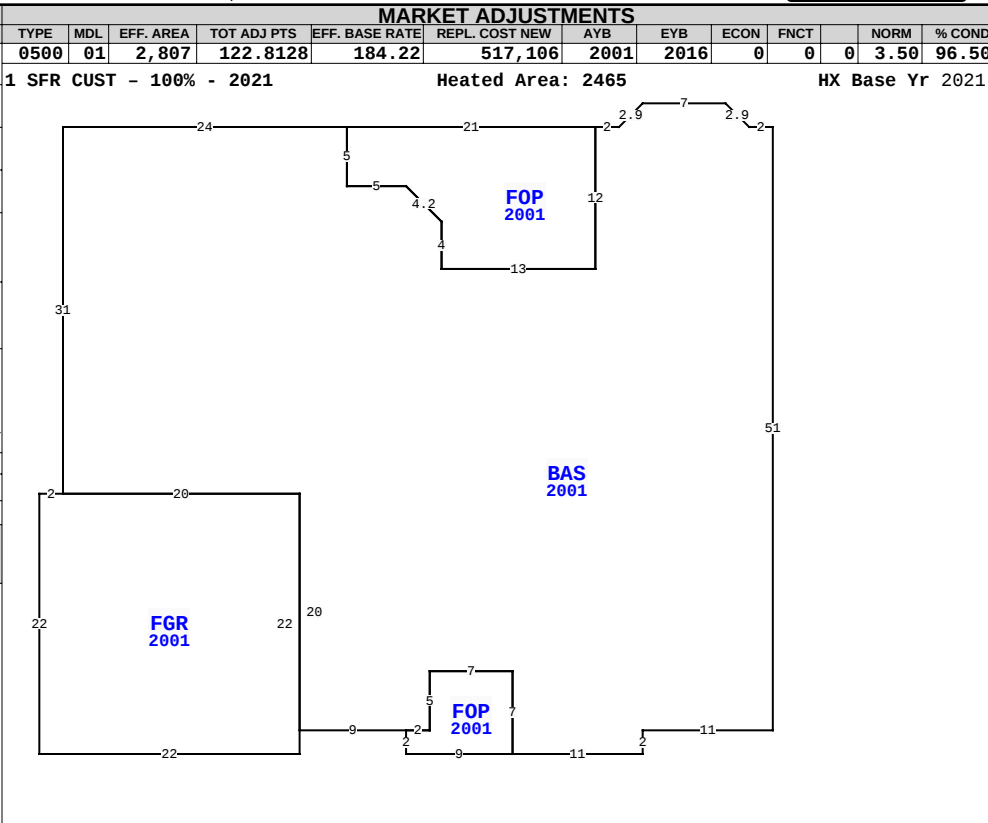
TOTALS 3,203 2,807 499,007

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	2001	2001	3	85	2,975	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2001	2001	3	80	437	
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2001	2001	3	80	3,494	
4	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	2001	2001	3	80	213	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	80	47	
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
7	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	10.00	100	2001	2001	3	20	72	
8	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	
9	0861	POOL GUNIT	1	100	0	0	165.00	SF	85.00	85.00	100	2024	2023		100	14,025	
10	0855	CONC PAVER	1	100	0	0	1,065.00	SF	10.00	10.00	100	2024	2023		100	10,650	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



492 STARBOARD LDG, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

08/01/2023 MLU

TOTAL OB/XF 31,985																
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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975
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3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2001	2001	3	80	3,494
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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							

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		499,007
TOTAL MARKET OB/XF VALUE		33,985
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		757,992
SOH/AGL Deduction		226,568
ASSESSED VALUE		531,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		481,424
TOTAL JUST VALUE		757,992
NCON VALUE		26,675
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222483	SWIM POOL	0	09/07/2022
20211317	REMODEL	75,000	05/21/2021
20111075	REPAIR/RRF	3,500	06/30/2011
20111076	REPAIR/RRF	1,500	06/30/2011
20010108	NEW CONSTR	281,017	01/25/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1103	10/29/2020	WD	Q	I	02	540,000

GRANTOR: CLARKE PETER & NANCY
GRANTEE: FINKELSTEIN LISA K
1101/1799 12/18/2002 WD U I 07 100
GRANTOR: BEAZER HOMES CORP
GRANTEE: CLARKE PETER & NANCY

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W2 U2 L2 W7 L2 D2 W2 FOP=[YR=2001] W21 S5 E5
D3 R3 S4 E13 N12 \$ S12 W13 N4 L3 U3 W5 N5 W24 S31
FGR=[YR=2001] W2 S22 E22 N22 W20 \$ E20 S20 E9 FOP=[YR=2001]
S2 E9 N7 W7 S5 W2 \$ E2 N5 E7 S7 E11 N2 E11 N51 \$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY											
																							VALUATION BY					STANDARD						
																							Tax Group: 2					Tax Dist:						
																							BUILDING MARKET VALUE					499,007						
																							TOTAL MARKET OB/XF VALUE					33,985						
																							TOTAL LAND VALUE - MARKET					225,000						
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