

DEHM PATTI A L/E/
490 STARBOARD LDG
FERNANDINA BEACH, FL 32034

00-00-31-1679-0066-0000

BUILDING CHARACTERISTICS CONSTRUCTION

ELEMENT CD
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 Floor 15 HARDTILE 30
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 2,324 100 2,324 371,208
FGR 580 55 319 50,953
FOP 152 30 46 7,348
FOP 216 30 65 10,383

TOTALS 3,272 2,754 439,891

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 2,754 119.6448 179.47 494,260 2001 2001 0 0 11.00 89.00
1 SFR CUST - 100% - 2020 Heated Area: 2324 HX Base Yr 2020

Floor Plan Diagram:
A diagram showing various areas labeled BAS 2001, FOP 2001, and FGR 2001 with dimensions like 21, 4, 23, 14, 11.3, 15, 9, 45, 38, 50, 36, 12, 10, 6, 25, 22, 2.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD
Tax Group: 2 Tax Dist:
BUILDING MARKET VALUE 439,891
TOTAL MARKET OB/XF VALUE 8,945
TOTAL LAND VALUE - MARKET 225,000
TOTAL MARKET VALUE 673,836
SOH/AGL Deduction 227,408
ASSESSED VALUE 446,428
TOTAL EXEMPTION VALUE HX HB WX 55,000
BASE TAXABLE VALUE 391,428
TOTAL JUST VALUE 673,836
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 654,357

Sales Data Section:

SALES DATA
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
2601/0788 11/01/2022 LE U I 11 100
GRANTOR: DEHM PATTI A
GRANTEE: QUALLS AMI B & KRIS
2289/1258 7/12/2019 WD Q I 01 470,900
GRANTOR: BOYLE MARTHA
GRANTEE: DEHM PATTI A & JOHN

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

EXTRA FEATURES 490 STARBOARD LDG, FERNANDINA BEACH

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 0819 CONC 12" 0 100 4 8 32.00 SF 9.50 9.50 100 2001 2001 3 80 243
3 0810 CONCRETE A 0 100 0 0 1,069.00 SF 6.50 6.50 100 2001 2001 3 80 5,559
4 1242 WD DECK A 0 100 4 4 16.00 SF 15.00 15.00 100 2001 2001 3 20 48
5 1241 WD DECK G 0 100 9 4 36.00 UT 11.50 11.50 100 2001 2001 3 29 120

TOTAL OB/XF 8,945

LAND DESCRIPTION

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