

YANG YAN/ZHENG RI GUAN
1471 STARBOARD CT
FLEMING ISLAND, FL 32003

2024



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8001	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	120,440
BAS	660	100	660	51,718
FOP	20	30	6	470
UOP	120	20	24	1,881
TOTALS	2,337		2,227	174,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	110.3480	104.83	233,456	1984	1988		0		25.25	74.75

1 SINGLE FAM - 0% - 2024
Heated Area: 2197
HX Base Yr

Diagram showing building footprint with dimensions and area labels:

Basement (BAS) 1993, First Floor (FOP) 1993, Second Floor (UOP) 1994, Third Floor (BAS) 2011.

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 174,508

TOTAL MARKET OB/XF VALUE 1,405

TOTAL LAND VALUE - MARKET 32,900

TOTAL MARKET VALUE 208,813

SOH/AGL Deduction 0

ASSESSED VALUE 208,813

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 208,813

TOTAL JUST VALUE 208,813

NCON VALUE 4,644

INCOME VALUE

PREVIOUS YEAR MKT VALUE 196,882

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/448	8/18/2023	WD Q	I	01		243,000

GRANTOR: TANNER CHELSEA T & CH

GRANTEE: YANG YAN

2478/1061 7/07/2021 WD Q I 01 186,000

GRANTOR: CARTER SARA

GRANTEE: TANNER CHELSEA T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 BAS=[YR=1993] W13 UOP=[YR=1994] N10 W12 S10 E12\$ W34 S33 E31 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E2 D1 R1 E5 U1 R1 E2 N33\$ S33 E20 N33\$.

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0	OR	0.00	0.00	0.94	AC		1.00	1.00	1.00	35,000.00	35,000.00	32,900							

EXTRA FEATURES

44147 WOODSIDE LN, CALLAHAN

BLD DATE		LGL DATE	
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	0810	CONCRETE A	0	0	0	0	235.00	SF 6.50	6.50	100	2011	2011	3	92	1,405

TOTAL OB/XF 1,405

REVIEW DATE 01/06/2023 BY KWA

Total Acres: 0.94 Total Land Value: 32,900 Market: 0 Agricultural: 0 Common: 32,900

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