LOT 58
SEASIDE PB 6/161

FOLEY LIVING TRUST/FOLEY JAMES M TRUSTEE
506 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

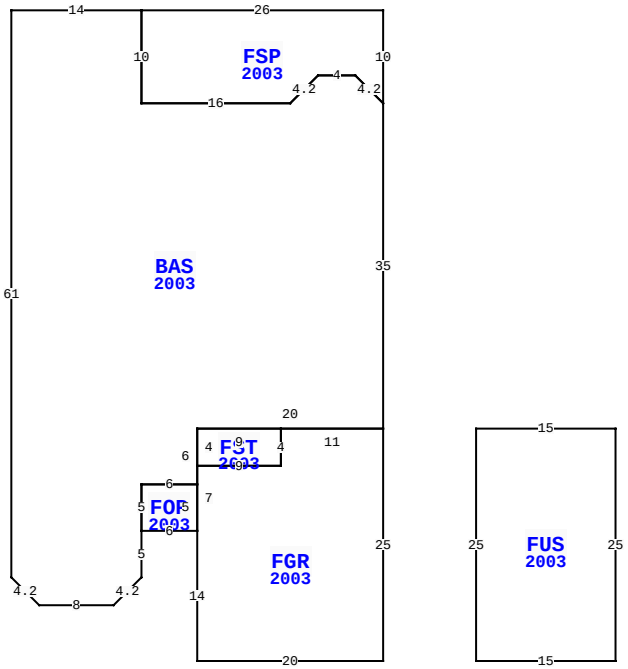
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2003	1,854	339,150
FGR	464	55	2003	255	46,647
FOP	30	30	2003	9	1,647
FSP	239	40	2003	96	17,561
FST	36	55	2003	20	3,659
FUS	375	100	2003	375	68,598
TOTALS	2,998			2,609	477,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,609	129.3600	204.39	533,254	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2017 Heated Area: 2229 HX Base Yr 2017



506 STARBOARD LDG, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		477,262
TOTAL MARKET OB/XF VALUE		7,894
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		785,156
SOH/AGL Deduction		354,833
ASSESSED VALUE		430,323
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,601
TOTAL JUST VALUE		785,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033359	NEW CONSTR	2,000	06/26/2003
20032312	NEW CONSTR	150,000	01/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0311	11/22/2021	WD	U	I	11	100
GRANTOR: FOLEY JAMES M & APRIL						
GRANTEE: FOLEY LIVING TRUST						
2037/0838	4/01/2016	WD	Q	I	01	385,000
GRANTOR: BLACKMON PAUL W & LIN						
GRANTEE: FOLEY JAMES M & APR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W26 BAS=[YR=2003] W14 S61 D3 R3 E8 R3 U3 N5
FOP=[YR=2003] E6 FGR=[YR=2003] S14 E20 N25 W11
FST=[YR=2003] W9 S4 E9 N4 $ S4 W9 S7 $ N5 W6 S5 $ N5 E6 N6
E20 N35 L3 U3 W4 L3 D3 W16 N10 $ S10 E16 U3 R3 E4 D3 R3
N10 $ PTR= E10S45 FUS=[YR=2003] E15 S25 W15 N25 $ N45W10$.

EXTRA FEATURES

LN	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	2003	2003	3	86	3,010	
2	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2003	2003	3	82	187	
3	0810	CONCRETE A	0	100	21	5	105.00	SF	6.50	6.50	100	2003	2003	3	82	560	
4	0810	CONCRETE A	0	100	39	17	663.00	SF	6.50	6.50	100	2003	2003	3	82	3,534	
5	1242	WD DECK A	0	100	4	6	24.00	SF	15.00	15.00	100	2003	2003	3	20	72	
6	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2003	2003	3	20	56	
7	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2005	2005	3	22	475	

LAND DESCRIPTION

TOTAL OB/XF 7,894

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS