LOT 61
SEASIDE PB 6/161

FOTIADES ANDREW M & TERRI L/E/
500 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0061-0000

BUILDING CHARACTERISTICS

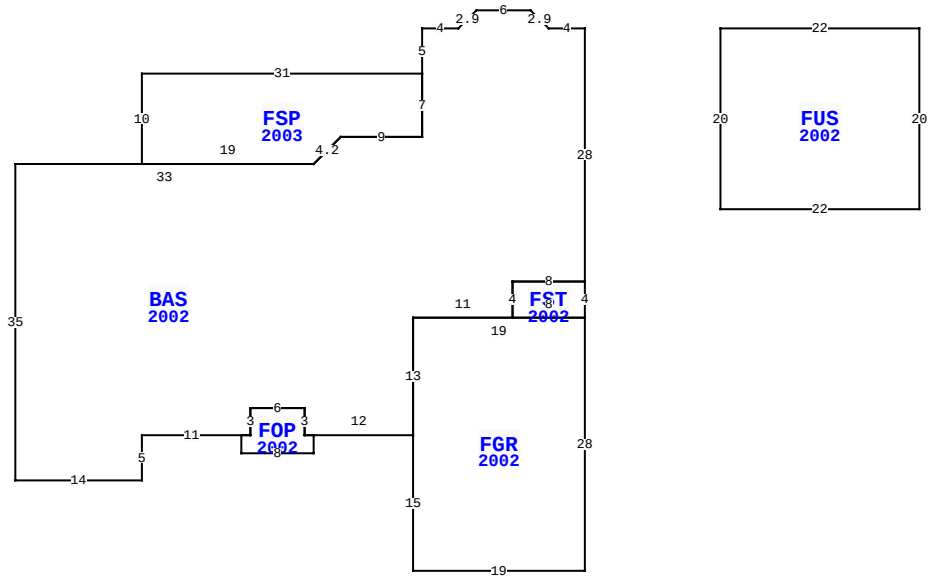
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	1,981	100	2002	1,981	345,072
FGR	532	55	2002	293	51,038
FOP	34	30	2002	10	1,742
FSP	279	40	2003	112	19,510
FST	32	55	2002	18	3,135
FUS	440	100	2002	440	76,644
TOTALS	3,298			2,854	497,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,854	123.8732	195.72	558,585	2002	2002	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2019 Heated Area: 2421 HX Base Yr 2019



500 STARBOARD LDG, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		497,141
TOTAL MARKET OB/XF VALUE		38,121
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		835,262
SOH/AGL Deduction		348,474
ASSESSED VALUE		486,788
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		436,066
TOTAL JUST VALUE		835,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		738,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190152	SCRNROOM	0	02/25/2019
20121410	H/AC	2,500	07/16/2012
20012053	NEW CONSTR	281,000	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1419	7/08/2021	LE	U	I	11	100
GRANTOR: FOTIADES ANDREW M & T						
GRANTEE: FOTIADES FAMILY TRU						
2081/1783	10/28/2016	WD	Q	I	01	385,000
GRANTOR: BRUCKNER ROBERT O &						
GRANTEE: FOTIADES ANDREW MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 U2 L2 W6 D2 L2 W4 S5 FSP=[YR=2003] W31 S10 E19 U3 R3 E9 N7$ S7 W9 L3 D3 W33 S35 E14 N5 E11FOP=[YR=2002] S2 E8 N2 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E12 FGR=[YR=2002] S15 E19 N28 FST=[YR=2002] N4 W8 S4 E8 $ W19 S13 $ N13 E11 N4 E8 N28 $ PTR= E15 FUS=[YR=2002] E22 S20 W22 N20 $ W15 $.

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	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	2002	2002	3	80	546	
3	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	2002	2002	3	80	2,746	
4	0819	CONC 12"	0	100	2	5	10.00	SF	9.50	9.50	100	2002	2002	3	80	76	
5	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2002	2002	3	20	72	
6	0855	CONC PAVER	0	100	0	0	66.00	SF	7.00	7.00	100	2019	2019	3	97	448	
7	0911	SCRN RM A	0	100	0	0	712.00	SF	17.50	17.50	100	2019	2019	3	82	10,217	
8	0861	POOL GUNIT	0	100	0	0	220.00	SF	85.00	85.00	100	2019	2019	3	87	16,269	
9	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2019	2019	3	97	4,772	

LAND DESCRIPTION

TOTAL OB/XF 38,121

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 06/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS