



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	2000	1,991	340,201
FGR	435	55	2000	239	40,838
FOP	42	30	2000	13	2,221
FSP	112	40	2001	45	7,689
TOTALS	2,580			2,288	390,950

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	100	3	9	27.00	SF	9.50
3	0810	CONCRETE A	0	100	73	16	1,168.00	SF	6.50
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
5	1242	WD DECK A	0	100	4	4	16.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,288	122.8920	194.17	444,261	2000	2000		0	0	12.00	88.00
1 SFR CUST - 100% - 2022												
Heated Area: 1991												
HX Base Yr 2022												

498 STARBOARD LDG, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/06/2025 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		390,950	
TOTAL MARKET OB/XF VALUE		9,029	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		699,979	
SOH/AGL Deduction		166,920	
ASSESSED VALUE		533,059	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		482,337	
TOTAL JUST VALUE		699,979	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		607,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190191	KIT REMOD	0	03/01/2019
20060961	DEMOLITION	0	05/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0213	9/30/2021	WD	Q	I	01	675,000
GRANTOR: PETERS SHIRLEY D						
GRANTEE: STINES ANNALISE J &						
1036/0903	2/11/2002	WD	Q	I		266,000
GRANTOR: KRONENWETTER DONALD J						
GRANTEE: PETERS JAMES D & SH						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W16 FSP=[YR=2001] W14 S8 E14 N8 \$ S8 W14 N8 W3 U2 L2 W7 D2 L2 W3 S44 E10 FOP=[YR=2000] S3 E8 N3 L2 U3 W4 D3 L2 \$ R2 U3 E4 D3 R2 E10 FGR=[YR=2000] S24 E19 N21 W7 N3W12 \$ E12 S3 E7 N6 R2 U2 N5 U2 L2 N32\$.									