LOT 63
IN OR 1568/75
SEASIDE PB 6/161

OWENS LESLIE CAMILLE
496 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0063-0000

BUILDING CHARACTERISTICS

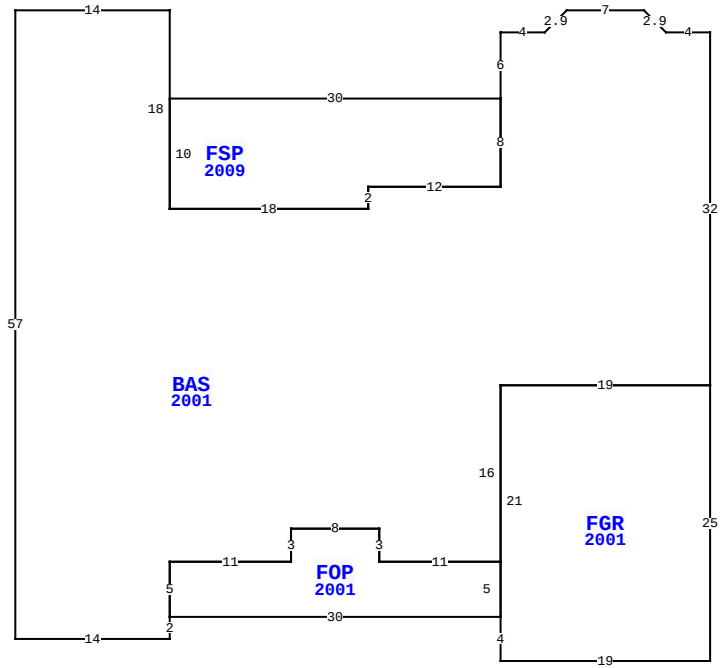
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,384	100	2001	2,384	412,917
FGR	475	55	2001	261	45,206
FOP	174	30	2001	52	9,007
FSP	276	40	2009	110	19,052
TOTALS	3,309			2,807	486,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,807	123.8688	195.71	549,358	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2003 Heated Area: 2384 HX Base Yr 2003



496 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		486,182
TOTAL MARKET OB/XF VALUE		8,830
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		795,012
SOH/AGL Deduction		421,026
ASSESSED VALUE		373,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		323,264
TOTAL JUST VALUE		795,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090959	XFOB	3,195	07/22/2009
20040908	OTHER	1,500	05/17/2004
2004553	NEW CONSTR	275,741	12/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/0075	5/23/2008	QC	Q	I	01	100
GRANTOR: MEYERS LESLIE						
GRANTEE: OWENS LESLIE CAMILL						
1392/0801	3/01/2006	QC	Q	I	01	100
GRANTOR: BLANKENSHIP CLINTON						
GRANTEE: MEYERS LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 U2 L2 W7 L2 D2 W4 S6 FSP=[YR=2009] W30 S10 E18 N2 E12 N8 $ S8 W12 S2 W18 N18 W14 S57 E14 N2 FOP=[YR=2001] E30 FGR=[YR=2001] S4 E19 N25 W19 S21 $ N5 W11 N3 W8 S3 W11 S5 $ N5 E11 N3 E8 S3 E11 N16 E19 N32 $.

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	2001	2001	3	84	2,940	
2	0819	CONC 12"	0	100	6	6	36.00	SF	9.50	9.50	100	2001	2001	3	79	270	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2001	2001	3	79	339	
4	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50	6.50	100	2001	2001	3	79	3,204	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	
6	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2001	2001	3	20	32	
7	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
8	0476	VF 6 SBPL	0	100	0	0	73.00	LF	32.00	32.00	100	2009	2009	3	74	1,729	
9	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	

LAND DESCRIPTION

TOTAL OB/XF 8,830

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS