



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 70
Interior Floor	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	1,988	100	2001	1,988	344,328
FGR	546	55	2001	300	51,961
FOP	80	30	2001	24	4,157
FOP	161	30	2001	48	8,314
FST	15	55	2001	8	1,386
FUS	383	100	2001	383	66,337
PTO	72	5	2001	4	693
TOTALS	3,245			2,755	477,175

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	4	6	24.00	SF	9.50
3	0810	CONCRETE A	0	100	75	16	1,200.00	SF	6.50
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00
6	1242	WD DECK A	0	100	5	4	20.00	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	2,755	123.8688	195.71	539,181	2001	2001	0	0	0 11.50	88.50
1 SFR CUST - 100% - 2022											
Heated Area: 2371											
HX Base Yr 2022											

494 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 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		477,175	
TOTAL MARKET OB/XF VALUE		9,452	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		786,627	
SOH/AGL Deduction		184,093	
ASSESSED VALUE		602,534	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		551,812	
TOTAL JUST VALUE		786,627	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		690,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010135	NEW CONSTR	284,124	01/30/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2503/0349	9/28/2021	WD Q	I	01	
GRANTOR: PAULEY CHARLES JR & K					
GRANTEE: TOET ROBERT & OLGA					
1067/1897	7/11/2002	WD Q	I		
GRANTOR: PANITZ HOMES					
GRANTEE: PAULEY CHARLES JR &					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2001] W11 PTO=[YR=2001] U3 L3 W21 L3 D3 E27\$									
FOP=[YR=2001] W27 D7 R4 E19 R4 U7 \$ D7 L4 W19 L4 U7 W15									
L2 U2 W5 D2 L2 W2 S33 FGR=[YR=2001] S27 E22 N21 W8N6									
FST=[YR=2001] N5 W3 S5 E3 \$ W14 \$ E11 N5 E3 S11 E8 N6 E19									
FOP=[YR=2001] S4 E11 N4 L2 U4 W7 D4 L2 \$ R2 U4 E7 D4 R2									
E4S4E5N2E3 N35 \$ PTR= E10 FUS=[YR=2001] E11N7 E4 S7 E3 S25									
W13 N19 W5 N6 \$ W10 \$.									