LOT 65 (EX S-1)
IN OR 2404/1103
SEASIDE PB 6/161

FINKELSTEIN LISA K & MARK I
492 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0065-0000

BUILDING CHARACTERISTICS

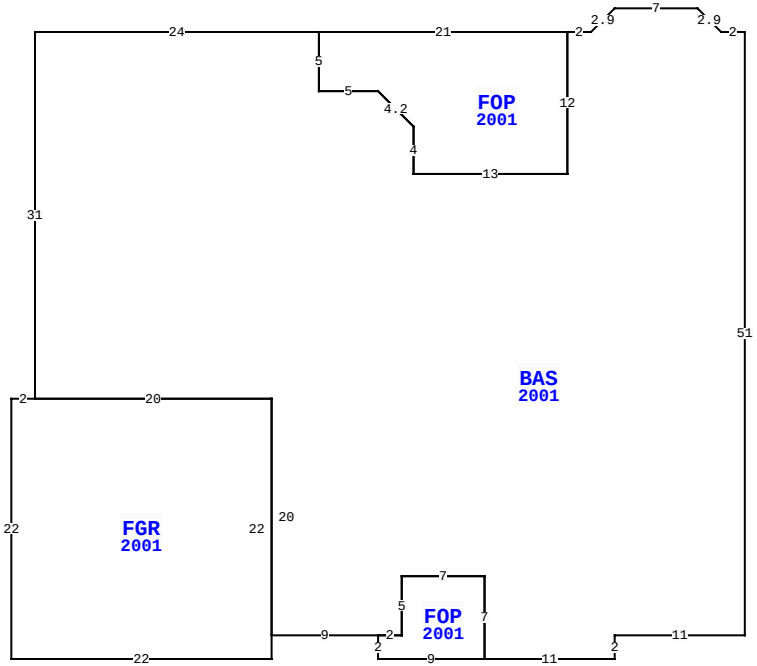
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,465	100	2001	2,465	459,177
FGR	484	55	2001	266	49,550
FOP	53	30	2001	16	2,981
FOP	201	30	2001	60	11,176
TOTALS	3,203			2,807	522,883

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	122.8128	194.04	544,670	2001	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2021 Heated Area: 2465 HX Base Yr 2021



492 STARBOARD LDG, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		522,883
TOTAL MARKET OB/XF VALUE		33,557
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		856,440
SOH/AGL Deduction		309,605
ASSESSED VALUE		546,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		496,113
TOTAL JUST VALUE		856,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222483	SWIM POOL	0	09/07/2022
20211317	REMODEL	75,000	05/21/2021
20111075	REPAIR/RRF	3,500	06/30/2011
20111076	REPAIR/RRF	1,500	06/30/2011
20010108	NEW CONSTR	281,017	01/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1103	10/29/2020	WD	Q	I	02	540,000
GRANTOR: CLARKE PETER & NANCY						
GRANTEE: FINKELSTEIN LISA K						
1101/1799	12/18/2002	WD	U	I	07	100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: CLARKE PETER & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 U2 L2 W7 L2 D2 W2 FOP=[YR=2001] W21 S5 E5 D3 R3 S4 E13 N12 $ S12 W13 N4 L3 U3 W5 N5 W24 S31 FGR=[YR=2001] W2 S22 E22 N22 W20 $ E20 S20 E9 FOP=[YR=2001] S2 E9 N7 W7 S5 W2 $ E2 N5 E7 S7 E11 N2 E11 N51 $.

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	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2001	2001	3	79	431	
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2001	2001	3	79	3,451	
4	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	2001	2001	3	79	210	
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	15.00	15.00	100	2001	2001	3	20	48	
7	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	10.00	100	2001	2001	3	20	72	
8	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	
9	0861	POOL GUNIT	1	100	0	0	165.00	SF	85.00	85.00	100	2024	2023		98	13,745	
10	0855	CONC PAVER	1	100	0	0	1,065.00	SF	10.00	10.00	100	2024	2023		100	10,650	

TOTAL OB/XF 31,617

LAND DESCRIPTION

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

LOT 65 (EX S-1)
IN OR 2404/1103
SEASIDE PB 6/161

FINKELSTEIN LISA K & MARK I
492 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		522,883
TOTAL MARKET OB/XF VALUE		33,557
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		856,440
SOH/AGL Deduction		309,605
ASSESSED VALUE		546,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		496,113
TOTAL JUST VALUE		856,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1103	10/29/2020	WD	Q	I	02	540,000
GRANTOR: CLARKE PETER & NANCY						
GRANTEE: FINKELSTEIN LISA K						
1101/1799	12/18/2002	WD	U	I	07	100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: CLARKE PETER & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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

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