

LOT 66 & FRACTION OF LOT 65  
(S-1)  
SEASIDE PB 6/161

DEHM PATTI A L/E/  
490 STARBOARD LDG  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0066-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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                 | 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  |    |

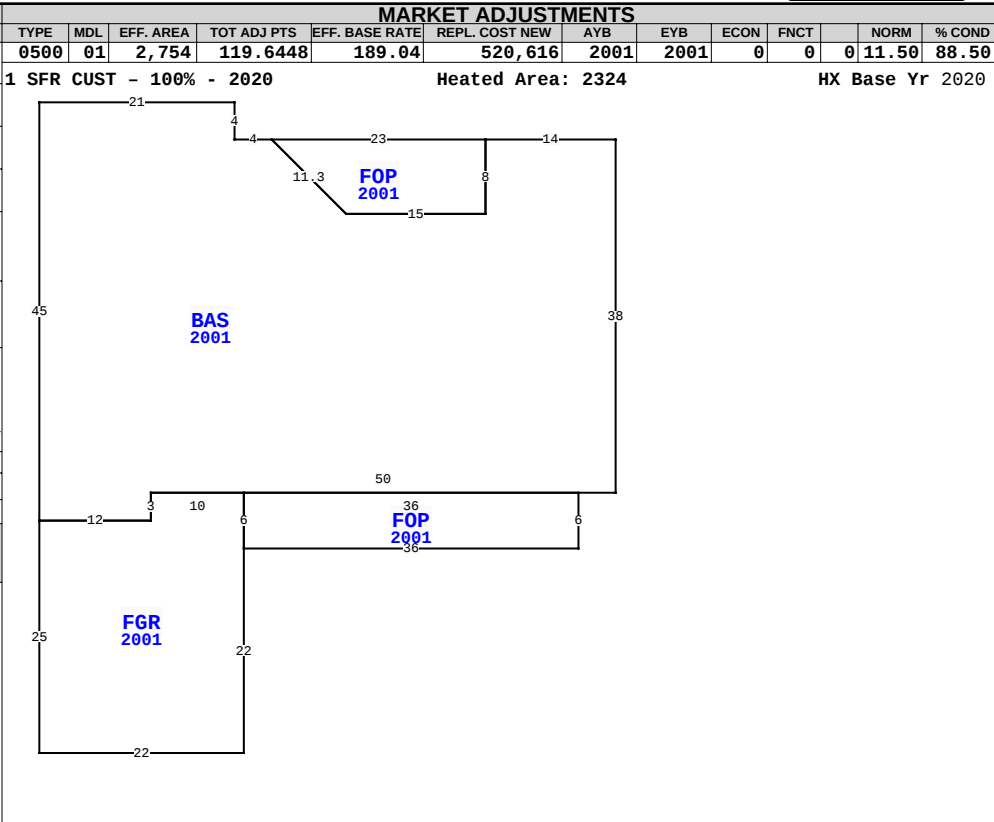
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,324            | 100         | 2001 | 2,324        | 388,806              |
| FGR       | 580              | 55          | 2001 | 319          | 53,369               |
| FOP       | 152              | 30          | 2001 | 46           | 7,696                |
| FOP       | 216              | 30          | 2001 | 65           | 10,875               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,272 |  |  | 2,754 | 460,745 |
|--------|-------|--|--|-------|---------|

| 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 | 8 | 32.00    | SF | 9.50     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 1,069.00 | SF | 6.50     |
| 4              | 1242       | WD DECK A   | 0   | 100 | 4 | 4 | 16.00    | SF | 15.00    |
| 5              | 1241       | WD DECK G   | 0   | 100 | 9 | 4 | 36.00    | UT | 11.50    |

| 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        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 490 STARBOARD LDG, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2025 | MLU |
|                                     | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| L N | 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 | 4 | 8 | 32.00    | SF | 9.50     | 9.50           | 100       | 2001    | 2001        | 3 | 79     | 240             |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 1,069.00 | SF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 79     | 5,489           |       |
| 4   | 1242       | WD DECK A   | 0   | 100 | 4 | 4 | 16.00    | SF | 15.00    | 15.00          | 100       | 2001    | 2001        | 3 | 20     | 48              |       |
| 5   | 1241       | WD DECK G   | 0   | 100 | 9 | 4 | 36.00    | UT | 11.50    | 11.50          | 100       | 2001    | 2001        | 3 | 28     | 116             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 8,833     |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 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    |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 300,000 | Market: 0 | Agricultural: 0 | Common: 300,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 460,745     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 8,833       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 300,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 769,578     |   |
| SOH/AGL Deduction         |  |              |  | 310,204     |   |
| ASSESSED VALUE            |  |              |  | 459,374     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WX     |  | 55,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 403,652     |   |
| TOTAL JUST VALUE          |  |              |  | 769,578     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 673,836     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20040909   | OTHER       | 1,500   | 05/17/2004 |
| 2004555    | NEW CONSTR  | 255,400 | 12/20/2000 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2601/0788                    | 11/01/2022 | LE        | U   | I   | 11     | 100        |  |
| GRANTOR: DEHM PATTI A        |            |           |     |     |        |            |  |
| GRANTEE: QUALLS AMI B & KRIS |            |           |     |     |        |            |  |
| 2289/1258                    | 7/12/2019  | WD        | Q   | I   | 01     | 470,900    |  |
| GRANTOR: BOYLE MARTHA        |            |           |     |     |        |            |  |
| GRANTEE: DEHM PATTI A & JOHN |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2001] W14 FOP=[YR=2001] W23 D8 R8 E15N8\$ S8W15 U8 L8 W4N4 W21 S45 FGR=[YR=2001] S25 E22N22 FOP=[YR=2001] E36 N6 W36 S6 \$ N6 W10 S3 W12 \$ E12 N3 E50 N38\$ . |  |  |  |  |  |  |  |  |  |