

LOT 67
IN OR 1504/756
SEASIDE PB 6/161

ERB BRIAN & HEATHER
PO BOX 490049
MOUNT BERRY, GA 30149-0049

2025

00-00-31-1679-0067-0000



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	11	CLAY TILE 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		

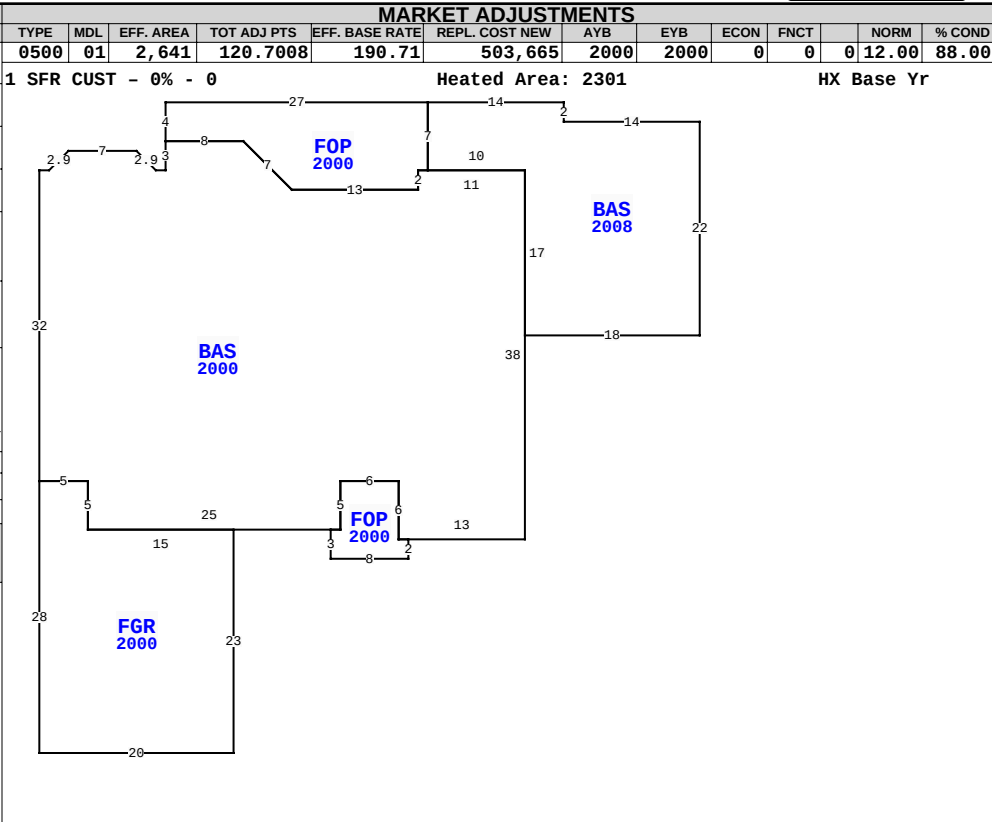
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	2000	1,827	306,616
BAS	474	100	2008	474	79,549
FGR	485	55	2000	267	44,810
FOP	53	30	2000	16	2,685
FOP	189	30	2000	57	9,566

TOTALS	3,028			2,641	443,225
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	0	5	6	30.00	SF	9.50
3	0810	CONCRETE A	0	0	0	0	1,040.00	SF	6.50
4	1242	WD DECK A	0	0	5	4	20.00	SF	10.00
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00
6	1242	WD DECK A	0	0	15	7	105.00	SF	10.00
7	1242	WD DECK A	0	0	3	5	15.00	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	0		R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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488 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0819	CONC 12"	0	0	5	6	30.00	SF	9.50	9.50	100	2000	2000	3	77	219	
3	0810	CONCRETE A	0	0	0	0	1,040.00	SF	6.50	6.50	100	2000	2000	3	77	5,205	
4	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2000	2000	3	20	40	
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
6	1242	WD DECK A	0	0	15	7	105.00	SF	10.00	10.00	100	2006	2006	3	24	252	
7	1242	WD DECK A	0	0	3	5	15.00	SF	10.00	10.00	100	2006	2006	3	24	36	

TOTAL OB/XF										8,705							
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	0		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
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		443,225	
TOTAL MARKET OB/XF VALUE		8,705	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		751,930	
SOH/AGL Deduction		108,504	
ASSESSED VALUE		643,426	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		643,426	
TOTAL JUST VALUE		751,930	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		657,083	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131479	ROOF	30,000	06/26/2013
20131464	ROOF	14,460	06/25/2013
20060825	XFOB	500	04/20/2006
20060049	REMODEL	500	01/11/2006
20060028	H/AC	3,000	01/01/2006
20053150	ADDITION	60,000	12/09/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1504/0756	6/07/2007	WD	Q	I		479,500	
GRANTOR: PEARSE MARY							
GRANTEE: ERB BRIAN & HEATHER							
1212/1801	3/04/2004	WD	Q	I		271,000	
GRANTOR: OWENS JAMES E & JUDIT							
GRANTEE: PEARSE MARY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W14 N2 W14 FOP=[YR=2000] W27 S4 BAS=[YR=2000] S3 W1 U2 L2 W7 L2 D2 W1 S32 FGR=[YR=2000] S28 E20 N23 W15 N5 W5 \$ E5 S5 E25 FOP=[YR=2000] S3 E8 N2 W1 N6 W6 S5 W1 \$ E1 N5 E6 S6 E13 N38 W11 S2 W13 L5 U5 W8\$ E8 D5 R5 E13 N2 E1N7\$ S7 E10 S17 E18 N22\$.									