

LOT 7
IN OR 535 PG 1199
OAK RIDGE PB 5/127

WILLIAMS GREGG A & BETTY K
514 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-30-043A-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 80	0900	01	1,896	126.4494	150.16	284,703	1988	1995	0	0	0	13.50	86.50	VALUATION BY STANDARD													
Exterior Wall	12	CEDAR 20	1 SNGL FAM - 0% - 0													Heated Area: 1656 HX Base Yr													
Roof Structure	03	GABLE/HIP 100														Tax Group: 8 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 246,268													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 6,853													
Interior Floor	14	CARPET 80														TOTAL LAND VALUE - MARKET 115,000													
Interior Floor	11	CLAY TILE 20														TOTAL MARKET VALUE 368,121													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 64,071													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 304,050													
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2	100														BASE TAXABLE VALUE 304,050													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 368,121													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE 380,821																										
Occupancy	00	NONE 100																											
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		02																								
NEIGHBORHOOD/LOC		2008.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,656	100	1,656	215,095																									
FGR	400	55	220	28,575																									
FOP	68	30	20	2,598																									
TOTALS		2,124	1,896	246,268																									
EXTRA FEATURES		1629 BLUE HERON LN, FERNANDINA BEACH																											
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	1242	WD DECK A	0	0	13	18	234.00	SF	10.00	10.00	100	2009	2009	3	45	1,053													
2	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	1988	1988	3	57	111													
3	0810	CONCRETE A	0	0	61	16	912.00	SF	6.50	6.50	100	1988	1988	3	57	3,379													
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310													
LAND DESCRIPTION																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	0	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000												
REVIEW DATE 11/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																													