

LOT 4  
IN OR 1005/670  
SEASIDE PB 6/161

ROCHELEAU CAROL B & PATRICK L  
475 STARBOARD LANDING  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0004-0000



| 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  | PAGE 1 of 1 2                       |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 70    | 0500                     | 01                   | 3,138              | 125.7916    | 179.25         | 562,486        | 2000           | 2000      | 0       | 0           | 0      | 11.00   | 89.00                               | VALUATION BY STANDARD |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 23               | REINF CONC 30    | 1 SFR CUST - 100% - 2018 |                      |                    |             |                |                |                |           |         |             |        |         |                                     | Heated Area: 2709     |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 08               | IRREGULAR 100    |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     | HX Base Yr 2018       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 80       |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 08               | DECORATIVE 20    |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 12               | HARDWOOD 60      |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 15               | HARDTILE 40      |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 5 100            |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 4 100            |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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      | TOT ADJ AREA             | SUBAREA MARKET VALUE |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 2,324            | 100              | 2,324                    | 370,754              |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 550              | 55               | 302                      | 48,179               |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 152              | 30               | 46                       | 7,339                |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 216              | 30               | 65                       | 10,369               |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FST                                                                                                                                           | 30               | 55               | 16                       | 2,553                |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                           | 385              | 100              | 385                      | 61,420               |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        | 3,657            |                  | 3,138                    | 500,613              |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                          |                      |                    |             |                |                |                |           |         |             |        |         | 475 STARBOARD LDG, 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                                                                                                                                             | 0500             | FP-PRE FAB       | 0 100                    | 0                    | 0                  | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 2000    | 2000        | 3      | 85      | 2,975                               |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 0810             | CONCRETE A       | 0 100                    | 39                   | 4                  | 156.00      | SF             | 6.50           | 6.50           | 100       | 2000    | 2000        | 3      | 80      | 811                                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0819             | CONC 12"         | 0 100                    | 4                    | 8                  | 32.00       | SF             | 9.50           | 9.50           | 100       | 2000    | 2000        | 3      | 80      | 243                                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                             | 1242             | WD DECK A        | 0 100                    | 10                   | 4                  | 40.00       | SF             | 15.00          | 15.00          | 100       | 2000    | 2000        | 3      | 20      | 120                                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                             | 0810             | CONCRETE A       | 0 100                    | 87                   | 16                 | 1,392.00    | SF             | 6.50           | 6.50           | 100       | 2003    | 2003        | 3      | 84      | 7,600                               |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 8                                                                                                                                             | 1242             | WD DECK A        | 0 100                    | 26                   | 12                 | 312.00      | SF             | 11.00          | 11.00          | 100       | 2008    | 2008        | 3      | 40      | 1,373                               |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 9                                                                                                                                             | 1242             | WD DECK A        | 0 100                    | 4                    | 4                  | 16.00       | SF             | 11.00          | 11.00          | 100       | 2008    | 2008        | 3      | 40      | 70                                  |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                   |                  |                  |                          |                      |                    |             |                |                |                |           |         |             |        |         | 13,192                              |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                             | 000134           | C                | SFR POND                 | 100                  |                    | R-1A        | 0.00           | 0.00           | 1.00           | LT        |         | 1.00        | 1.00   | 1.10    | 225,000.00                          | 247,500.00            | 247,500    |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 07/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 08/02/2023 BY SYS |                  |                  |                          |                      |                    |             |                |                |                |           |         |             |        |         |                                     |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |