



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										
Exterior Wall	16	WD FR STUC 70	0500	01	3,332	119.7196	170.60	568,439	2001	2001	0	0	10.50	89.50	VALUATION BY STANDARD										
Exterior Wall	23	REINF CONC 30	1 SFR CUST - 100% - 2002													Heated Area: 3015									
Roof Structur	08	IRREGULAR 100	HX Base Yr 2002																						
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	15	HARDTILE 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	3.5	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	1,785	100	1,785	272,546																					
FGR	462	55	254	38,782																					
FOP	46	30	14	2,137																					
FOP	164	30	49	7,481																					
FUS	1,230	100	1,230	187,805																					
TOTALS	3,687		3,332	508,753																					
EXTRA FEATURES			511 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	2001	2001	3	86	3,010										
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200										
3	0835	QUARY TILE	0 100	7	8	56.00	SF	20.00	20.00	100	2003	2003	3	84	941										
4	0810	CONCRETE A	0 100	31	4	124.00	SF	6.50	6.50	100	2001	2001	3	82	661										
5	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2001	2001	3	82	3,411										
6	0835	QUARY TILE	0 100	9	4	36.00	SF	10.00	10.00	100	2003	2003	3	84	302										
9	1244	WD DECK EX	0 100	0	0	635.00	SF	18.50	18.50	100	2003	2003	3	36	4,229										
10	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	22	264										
11	0855	CONC PAVER	0 100	0	0	581.00	SF	10.00	10.00	100	2003	2003	3	84	4,880										
12	0810	CONCRETE A	0 100	61	3	183.00	SF	6.50	6.50	100	2003	2003	3	84	999										
LAND DESCRIPTION			TOTAL OB/XF 18,897																						
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																									