

LOT 23
CONSERVATION ESMT PT 1012/320
SEASIDE PB 6/161

RAY FAMILY TRUST/RAY MICHAEL P TRUSTEE
513 STARBOARD LDG
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0023-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
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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 70	0500	01	3,383	119.4160	170.17	575,685	2001	2001	0	0	10.50	89.50	VALUATION BY STANDARD																														
Exterior Wall	23	REINF CONC 30	1 SFR CUST - 100% - 2021													Heated Area: 3032										HX Base Yr 2021																			
Roof Structure	08	IRREGULAR 100														FUS 2001																													
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	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	2,511	100	2,511	382,431																																									
FGR	452	55	249	37,923																																									
FOP	75	30	22	3,351																																									
FSP	201	40	80	12,185																																									
FUS	521	100	521	79,350																																									
TOTALS			3,760	3,383	515,238																																								
EXTRA FEATURES			513 STARBOARD LDG, FERNANDINA BEACH													BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										08/01/2023 MLU									
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	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	2001	2001	3	82	187																													
3	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2001	2001	3	82	320																													
4	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2001	2001	3	82	3,496																													
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48																													
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2001	2001	3	20	96																													
7	1242	WD DECK A	0	100	9	3	27.00	SF	10.00	10.00	100	2001	2001	3	20	54																													
8	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00	100	2001	2001	3	20	42																													
LAND DESCRIPTION			TOTAL OB/XF													7,253																													
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	1.00	225,000.00	225,000.00	225,000																												
REVIEW DATE 07/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																																													