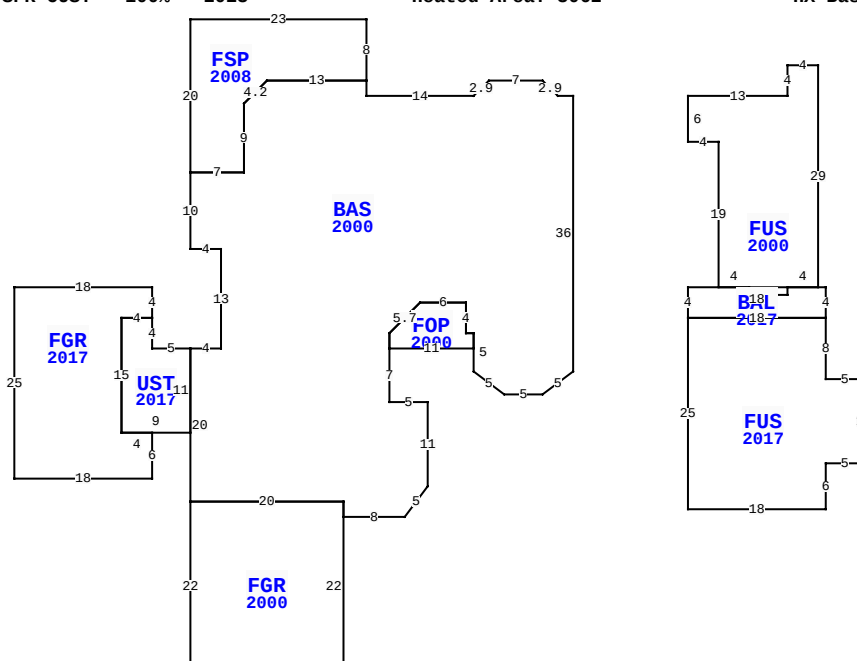


RAMSEY DENZIL J III & LAUREN N
515 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

00-00-31-1679-0024-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD	16	WD FR STUC 70	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD									
Exterior Wall	23	REINF CONC 30	1 SFR CUST - 100% - 2023	0500	01	3,706	119.3940	170.14	630,539	2000	2000	0	0	11.00	89.00	Tax Group: 2					Tax Dist:									
Roof Structur	08	IRREGULAR 100		Heated Area: 3062										HX Base Yr 2023					BUILDING MARKET VALUE					561,180						
Roof Cover	03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					19,470						
Interior Wall	05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					225,000						
Interior Floo	11	CLAY TILE 50																	TOTAL MARKET VALUE					805,650						
Interior Floo	14	CARPET 50																	SOH/AGL Deduction					0						
Air Condition	03	CENTRAL 100																	ASSESSED VALUE					805,650						
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000						
Bedrooms	5	100																	BASE TAXABLE VALUE					755,650						
Bathrooms	4	100																	TOTAL JUST VALUE					805,650						
Frame	02	WOOD FRAME 100																	NCON VALUE					0						
Stories	1.5	1.5 100																INCOME VALUE												
Units	0	100																PREVIOUS YEAR MKT VALUE					658,361							
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																										
BAL	72	15	11	1,666																										
BAS	2,187	100	2,187	331,165																										
FGR	440	55	242	36,645																										
FGR	390	55	214	32,405																										
FOP	54	30	16	2,423																										
FSP	273	40	109	16,505																										
FUS	370	100	370	56,027																										
FUS	505	100	505	76,470																										
UST	115	45	52	7,874																										
TOTALS	4,406		3,706	561,180																										
EXTRA FEATURES										515 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	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	80	182														
3	0810	CONCRETE A	0	100	77	4	308.00	SF	6.50	6.50	100	2000	2000	3	80	1,602														
4	0810	CONCRETE A	0	100	0	0	1,206.00	SF	6.50	6.50	100	2000	2000	3	80	6,271														
5	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2000	2000	3	20	96														
6	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48														
7	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48														
8	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2006	2006	3	72	1,797														
9	0479	VF PICKET	0	100	0	0	90.00	LF	10.00	10.00	100	2006	2006	3	72	648														
10	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2014	2014	3	78	5,803														
LAND DESCRIPTION										TOTAL OB/XF										19,470										
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	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000													
</																														