

CHATMAN DANIEL R & RITA G
480 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

00-00-31-1679-0044-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	16	WD FR STUC 80								0500	01	2,954	120.2542	171.36	506,197	2000	2000	0	0	11.00	89.00	VALUATION BY								STANDARD																													
Exterior Wall	23	REINF CONC 20								1 SFR CUST - 100% - 2017										Heated Area: 2578										HX Base Yr 2017										Tax Group: 2								Tax Dist:											
Roof Structure	08	IRREGULAR 100																																						BUILDING MARKET VALUE								450,515											
Roof Cover	03	COMP SHNGL 100																																						TOTAL MARKET OB/XF VALUE								18,228											
Interior Wall	05	DRYWALL 100																																						TOTAL LAND VALUE - MARKET								225,000											
Interior Floor	14	CARPET 70																																						TOTAL MARKET VALUE								693,743											
Interior Floor	15	HARDTILE 30																																						SOH/AGL Deduction								234,523											
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								459,220											
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000											
Bedrooms		4 100																																						BASE TAXABLE VALUE								409,220											
Bathrooms		3 100																																						TOTAL JUST VALUE								693,743											
Frame	02	WOOD FRAME 100																																						NCON VALUE								0											
Stories	1.5	1.5 100																																						INCOME VALUE																			
Units		0 100																																						PREVIOUS YEAR MKT VALUE								569,396											
Occupancy	00	NONE 100																																																									
Quality		05	Quality Level 05																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM			MKT AREA																																																								
NEIGHBORHOOD/LOC		1080.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	2,136	100	2,136	325,762																																																							
FGR	552	55	304	46,363																																																							
FOP	38	30	11	1,678																																																							
FOP	192	30	58	8,846																																																							
FUS	442	100	442	67,409																																																							
STR	8	10	1	152																																																							
STR	20	10	2	305																																																							
TOTALS		3,388		2,954	450,515																																																						
EXTRA FEATURES										480 STARBOARD LDG, FERNANDINA BEACH										BLD DATE										LGL DATE										08/01/2023										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													
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	1126	CB/STC 8"	0 100	20	5	100.00	SF	8.00	8.00	100	2000	2000	3	80	640																																												
3	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50	100	2000	2000	3	80	291																																												
4	0810	CONCRETE A	0 100	55	16	880.00	SF	6.50	6.50	100	2000	2000	3	80	4,576																																												
5	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2000	2000	3	80	62																																												
6	1242	WD DECK A	0 100	8	4	32.00	SF	15.00	15.00	100	2000	2000	3	20	96																																												
7	0476	VF 6 SBPL	0 100	0	0	250.00	LF	32.00	32.00	100	2013	2013	3	87	6,960																																												
8	0479	VF PICKET	0 100	0	0	32.00	LF	10.00	10.00	100	2013	2013	3	87	278																																												
9	0855	CONC PAVER	0 100	0	0	250.00	SF	10.00	10.00	100	2012	2012	3	94	2,350																																												
LAND DESCRIPTION										TOTAL OB/XF										18,228																																							
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																																										