

LOT 57
IN OR 949/1182
SEASIDE PB 6/161

VICTORIANO EDWIN A & NANCY A
508 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0057-0000



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 80	0500	01	3,243	117.6956	167.72	543,916	2000	2000	0	0	11.00	89.00	VALUATION BY														
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2021												Heated Area: 2844														
Roof Structur	08	IRREGULAR 100	HX Base Yr																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	5	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																											
NEIGHBORHOOD/LOC	1080.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,404	100	2,404	358,847																									
FGR	418	55	230	34,333																									
FOP	92	30	28	4,179																									
FSP	276	40	110	16,420																									
FST	56	55	31	4,627																									
FUS	440	100	440	65,679																									
TOTALS	3,686		3,243	484,085																									
EXTRA FEATURES				508 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	15	16		240.00	SF 6.50	6.50	100	2000	2000	3	80	1,248													
4	0810	CONCRETE A	0	100	24	4		96.00	SF 6.50	6.50	100	2000	2000	3	80	499													
5	1242	WD DECK A	0	100	5	4		20.00	SF 10.00	10.00	100	2000	2000	3	20	40													
6	1242	WD DECK A	0	100	8	4		32.00	SF 15.00	15.00	100	2000	2000	3	20	96													
TOTAL OB/XF 5,040																													
LAND DESCRIPTION																													
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												
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																													