

LOT 7
IN OR 535 PG 1199
OAK RIDGE PB 5/127

WILLIAMS GREGG A & BETTY K
514 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-30-043A-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	225,102
FGR	400	55	220	29,905
FOP	68	30	20	2,718

TOTALS	2,124		1,896	257,727
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	13	18	234.00	SF	10.00	10.00	
2	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	61	16	912.00	SF	6.50	6.50	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	RG-1	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,896	126.4494	158.06	299,682	1988	1995	0	0	0 14.00	86.00
1 SNGL FAM - 0% - 0											
Heated Area: 1656											
HX Base Yr											

1629 BLUE HERON LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	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	1242	WD DECK A	0	0	13	18	234.00	SF	10.00	10.00	100	2009	2009	3	40	936	
2	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	1988	1988	3	54.5	106	
3	0810	CONCRETE A	0	0	61	16	912.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,231	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	

TOTAL OB/XF											
6,513											

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		257,727	
TOTAL MARKET OB/XF VALUE		6,513	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		414,240	
SOH/AGL Deduction		79,785	
ASSESSED VALUE		334,455	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		334,455	
TOTAL JUST VALUE		414,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25900	REMODEL	1,700	01/01/2012
4515	NEW CONSTR	56,940	11/20/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0535/1199	2/01/1988	WD	Q	I		87,300	
GRANTOR: JOHUBOKE							
GRANTEE: WILLIAMS GREGG A							
0535/0127	1/19/1988	MS	U	V		30,000	
GRANTOR: RAM CONSTRUCTION							
GRANTEE: JOHUBOKE INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W48 S13 W2 S6 E2 S25 E18 FOP=[YR=1993] E10											
FGR=[YR=1993] E20 N20 W20 S20\$ N8 W8 S6 W2 S2\$ N2 E2 N6 E8											
N12 E20 N24\$.											