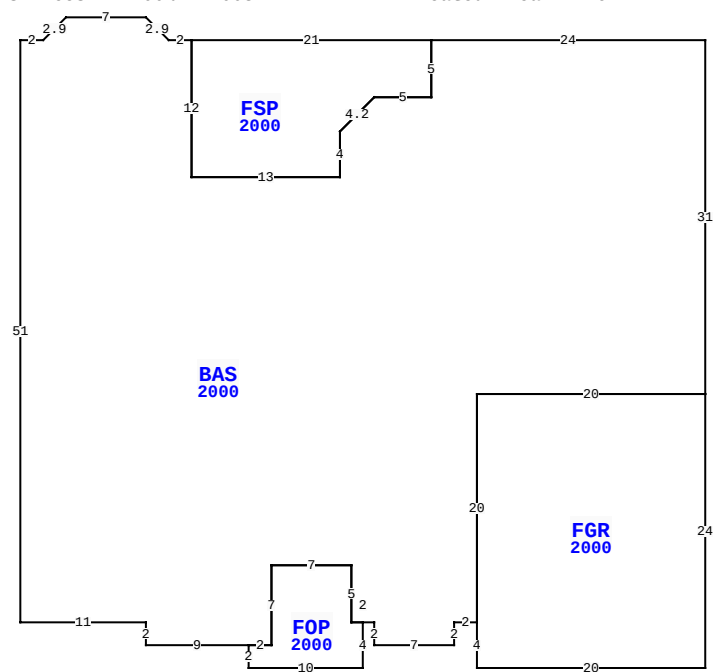


HALL PERRY R & LYNN L L/E/
487 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

00-00-31-1679-0010-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCST	NORM	% COND	PAGE 1 of 1												
Exterior Wall	16	WD FR STUC	60	0500	01	2,844	121.5456	182.32	518,518	2000	2000	0	0	0	11.50	88.50												
Exterior Wall	23	REINF CONC	40	1 SFR CUST - 100% - 2003												Heated Area: 2479				HX Base Yr 2003								
Roof Structur	08	IRREGULAR	100																									
Roof Cover	03	COMP SHNGL	100																									
Interior Wall	05	DRYWALL	100																									
Interior Floo	14	CARPET	90																									
Interior Floo	11	CLAY TILE	10																									
Air Condition	03	CENTRAL	100																									
Heating Type	04	AIR DUCTED	100																									
Bedrooms	4	100																										
Bathrooms	3	100																										
Frame Stories	02	WOOD FRAME	100																									
Units	1.	1. 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	2,479	100	2,479	399,994																								
FGR	480	55	264	42,597																								
FOP	71	30	21	3,389																								
FSP	201	40	80	12,909																								
TOTALS		3,231		2,844	458,888																							
EXTRA FEATURES				487 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	0810	CONCRETE A	0 100	42	16	672.00	SF	6.50	6.50	100	2000	2000	3	79	3,451													
2	0810	CONCRETE A	0 100	163	4	652.00	SF	6.50	6.50	100	2000	2000	3	79	3,348													
3	1241	WD DECK G	0 100	12	4	48.00	UT	11.50	11.50	100	2000	2000	3	28	155													
4	1241	WD DECK G	0 100	12	4	48.00	UT	11.50	11.50	100	2000	2000	3	28	155													
5	0819	CONC 12"	0 100	4	7	28.00	SF	9.50	9.50	100	2000	2000	3	79	210													
6	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48													
7	0810	CONCRETE A	0 100	0	0	100.00	SF	6.50	6.50	100	2003	2003	3	83	540													
TOTAL OB/XF 7,907																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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											
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS																												