

LOT 23
CONSERVATION ESMT PT 1012/320
SEASIDE PB 6/161

RAY FAMILY TRUST/RAY MICHAEL P TRUSTEE
513 STARBOARD LDG
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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	01
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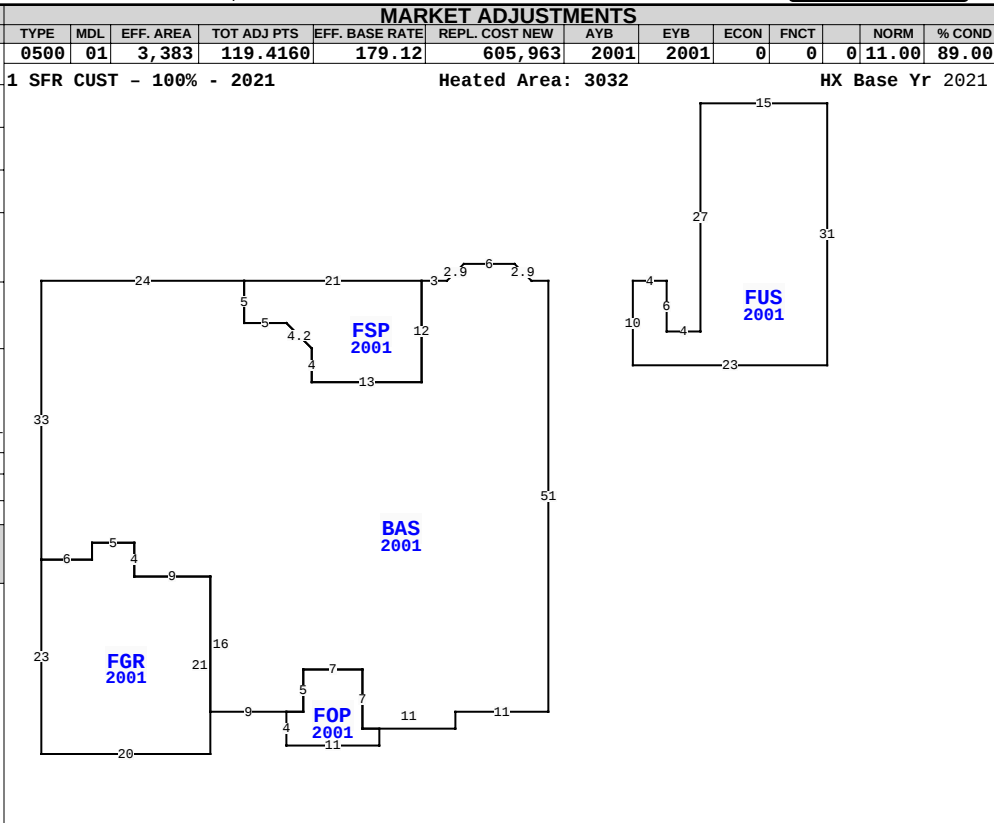
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,511	100	2,511	400,295
FGR	452	55	249	39,695
FOP	75	30	22	3,507
FSP	201	40	80	12,754
FUS	521	100	521	83,057

TOTALS	3,760		3,383	539,307
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	100	6	4	24.00	SF	9.50
3	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50
4	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00
7	1242	WD DECK A	0	100	9	3	27.00	SF	10.00
8	1242	WD DECK A	0	100	7	3	21.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		R-1	0.00	0.00	1.00



513 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	2001	2001	3	85	2,975	
2	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	2001	2001	3	80	182	
3	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2001	2001	3	80	312	
4	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2001	2001	3	80	3,411	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	80	47	
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2001	2001	3	20	96	
7	1242	WD DECK A	0	100	9	3	27.00	SF	10.00	10.00	100	2001	2001	3	20	54	
8	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00	100	2001	2001	3	20	42	

TOTAL OB/XF													7,119		
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			
	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000.00			
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		539,307	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		771,426	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		55,000	
ASSESSED VALUE		BASE TAXABLE VALUE		504,917	
TOTAL EXEMPTION VALUE		TOTAL JUST VALUE		771,426	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				747,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003089	NEW CONSTR	280,000	05/25/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2312/0861	10/11/2019	WD	Q	I	02
GRANTOR: STANDBY TRUST FBO TAY					
GRANTEE: RAY FAMILY TRUST					
2251/0485	1/24/2019	FJ	U	I	11
GRANTOR: WOOLLEY ASHLEY EST					
GRANTEE: STANDBY TRUST FBO T					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W2 U2 L2 W6 D2 L2 W3 FSP=[YR=2001] W21 S5 E5 D3 R3 S4 E13 N12 \$ S12 W13 N4 U3 L3 W5N5W24 S33 FGR=[YR=2001] S23 E20 N21 W9 N4 W5 S2 W6 \$ E6 N2 E5 S4 E9 S16 E9 FOP=[YR=2001] S4 E11 N2 W2 N7 W7 S5 W2 \$ E2 N5 E7 S7 E11 N2 E11 N51 \$ PTR= E10 FUS=[YR=2001] E4 S6 E4 N27 E15 S31 W23 N10 \$ W10 \$.									