

LOT 43
SEASIDE PB 6/161

SMITH ROBERT S III & DENISE K
408 LAUREL DRIVE
SEVERNA PARK, MD 21146

2024

00-00-31-1679-0043-0000



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	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 80		0500	01	3,012	117.9992	177.00	533,124	2000	2004	0	0	0	9.50	90.50	VALUATION BY		STANDARD														
Exterior Wall	23	REINF CONC 20		1 SFR CUST - 100% - 2005										Heated Area: 2727					HX Base Yr 2005					Tax Group: 2		Tax Dist:							
Roof Structure	08	IRREGULAR 100												BUILDING MARKET VALUE										482,477									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										13,644									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										225,000									
Interior Floor	14	CARPET 60												TOTAL MARKET VALUE										721,121									
Interior Floor	15	HARDTILE 40												SOH/AGL Deduction										337,216									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										383,905									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB VX					55,000				
Bedrooms	3	100												BASE TAXABLE VALUE										328,905									
Bathrooms	3	100												TOTAL JUST VALUE										721,121									
Frame	02	WOOD FRAME 100												NCON VALUE										0									
Stories	1.	1. 100												INCOME VALUE										PREVIOUS YEAR MKT VALUE					699,698				
Units	0	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	1,854	100	1,854	296,983																													
BAS	405	100	405	64,875																													
BAS	468	100	468	74,967																													
FGR	485	55	267	42,769																													
FOP	53	30	16	2,563																													
STR	24	10	2	320																													
TOTALS		3,289		3,012	482,477																												
EXTRA FEATURES										474 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	84	2,940																		
2	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48																		
3	1242	WD DECK A	0 100	5	4	20.00	SF	10.00	10.00	100	2000	2000	3	20	40																		
4	0810	CONCRETE A	0 100	78	16	1,248.00	SF	6.50	6.50	100	2000	2000	3	79	6,408																		
5	0810	CONCRETE A	0 100	65	12	780.00	SF	6.50	6.50	100	2003	2003	3	83	4,208																		