

BLOCK 1 LOT 7  
IN OR 126 PG 488  
WINDSOR PLACE = 1

MARTIN VIRGINIA  
2121 BELVEDERE AV  
FERNANDINA BEACH, FL 32034

2023

00-00-31-178A-0001-0070



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 26               | AL SIDING 100    |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 04               | PLYWOOD 100      |              |                      |
| Interior Floo            | 14               | CARPET 80        |              |                      |
| Interior Floo            | 08               | SHT VINYL 20     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 | 02               | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| BUD8 Adjustme            | 02               | DIST FB 100      |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  |                  | MKT AREA     | 01                   |
| NEIGHBORHOOD/LOC         | 1008.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,050            | 100              | 1,050        | 93,660               |
| UOP                      | 90               | 20               | 18           | 1,605                |
| TOTALS                   | 1,140            |                  | 1,068        | 95,265               |

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |   |       |        |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                                 | 01  | 1,068     | 117.6600    | 106.19         | 113,411        | 1956 | 1990 | 0    | 0    | 0 | 16.00 | 84.00  |
| 1 SINGLE FAM - 100% - 0 Heated Area: 1050 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |
|                                                      |     |           |             |                |                |      |      |      |      |   |       |        |
| 2121 BELVEDERE AVE, FERNANDINA BEACH                 |     |           |             |                |                |      |      |      |      |   |       |        |
| BLD DATE<br>XF DATE<br>INC DATE                      |     |           |             |                |                |      |      |      |      |   |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE                     |     |           |             |                |                |      |      |      |      |   |       |        |

| NASSAU COUNTY PROPERTY    |  |             |  | PAGE 1 of 1 |  | 2 |
|---------------------------|--|-------------|--|-------------|--|---|
| VALUATION SUMMARY         |  |             |  |             |  |   |
| VALUATION BY              |  |             |  | STANDARD    |  |   |
| Tax Group: 2              |  | Tax Dist:   |  |             |  |   |
| BUILDING MARKET VALUE     |  | 95,265      |  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,801       |  |             |  |   |
| TOTAL LAND VALUE - MARKET |  | 152,640     |  |             |  |   |
| TOTAL MARKET VALUE        |  | 250,706     |  |             |  |   |
| SOH/AGL Deduction         |  | 186,813     |  |             |  |   |
| ASSESSED VALUE            |  | 63,893      |  |             |  |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WX SX |  | 63,893      |  |   |
| BASE TAXABLE VALUE        |  | 0           |  |             |  |   |
| TOTAL JUST VALUE          |  | 250,706     |  |             |  |   |
| NCON VALUE                |  | 0           |  |             |  |   |
| INCOME VALUE              |  |             |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  | 211,470     |  |             |  |   |
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| EXTRA FEATURES |            |             |     |     |    | 2121 BELVEDERE AVE, FERNANDINA BEACH |        |    |       | 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              | 0940       | SHEDS/PORT  | 0   | 100 | 0  | 0                                    | 63.00  | SF | 30.00 | 30.00          | 100       | 1975    | 1975        | 3 | 20     | 378             |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0                                    | 716.00 | SF | 6.50  | 6.50           | 100       | 1975    | 1975        | 3 | 27     | 1,257           |       |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 13 | 12                                   | 156.00 | SF | 30.00 | 30.00          | 100       | 1989    | 1989        | 3 | 20     | 936             |       |
| 4              | 1242       | WD DECK A   | 0   | 100 | 23 | 5                                    | 115.00 | SF | 10.00 | 10.00          | 100       | 1992    | 1992        | 3 | 20     | 230             |       |
|                |            |             |     |     |    |                                      |        |    |       |                |           |         |             |   |        |                 |       |
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|                |            |             |     |     |    |                                      |        |    |       |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      | 2,801   |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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 | 0006 | R-1      | 60.00 | 115.00 | 60.00       | FF          | 1   | 1.06     | 1.00   | 1.06    | 2,400.00   | 2,544.00       | 152,640    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
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|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       | </     |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |