BLOCK 1 LOT 12
IN OR 1853/1843
WINDSOR PLACE 1 PB 3/1

BOSIE ANTOINETTE M &/DILLINGHAM GREGG Z
2105 BELVEDERE AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-178A-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02

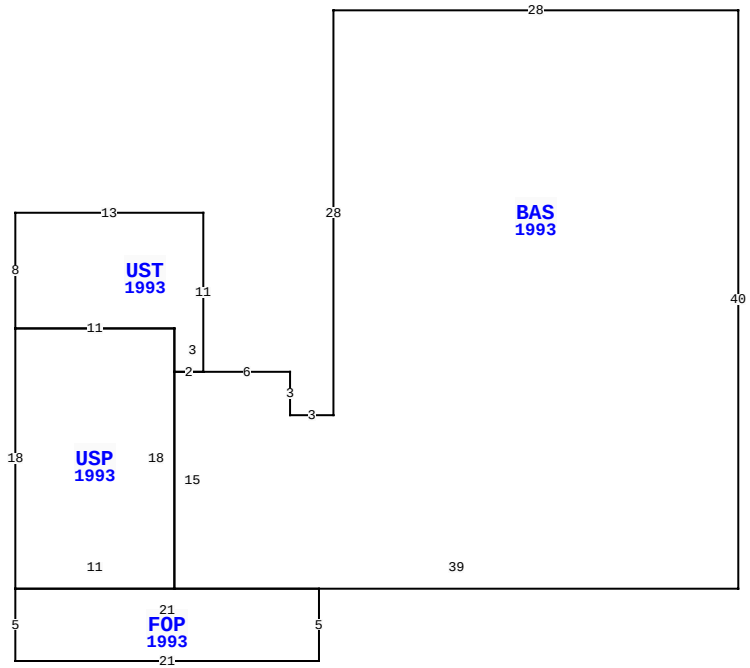
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	1,276	125,567
FOP	105	30	32	3,149
USP	198	30	59	5,806
UST	110	45	50	4,921
TOTALS	1,689		1,417	139,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	122.5120	110.57	156,678	1946	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 0% - 0 Heated Area: 1276 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2105 BELVEDERE AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	139,443
TOTAL MARKET OB/XF VALUE	6,690
TOTAL LAND VALUE - MARKET	218,400
TOTAL MARKET VALUE	364,533
SOH/AGL Deduction	106,455
ASSESSED VALUE	258,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,078
TOTAL JUST VALUE	364,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120609	RECESSED LIGHTS	300	04/10/2012
20111009	PAVER DRIVEWAY	25	06/21/2011
20090432	WINDOWS & DRYWALL	2,000	04/09/2009
20090434	ELEC OTHER	100	04/09/2009
20090435	REMODEL	400	04/09/2009
6476	REPAIR/RRF	2,430	04/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2621/1457	2/27/2023	QC	U	I	11	100
GRANTOR: DILLINGHAM GREGG & JI						
GRANTEE: BOSIE ANTOINETTE M						
1853/1843	5/01/2013	QC	U	I	11	100
GRANTOR: DILLINGHAM GREGG & JI						
GRANTEE: BOSIE ANTOINETTE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S28 W3N3 W6 UST=[YR=1993] N11W13 S8
USP=[YR=1993] S18 FOP=[YR=1993] S5E21N5W21$ E11N18W11$
E11S3E2$W2S15E39 N40$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
3	0825	BRICK	0	0	0	0	1,750.00	SF	12.50	12.50	100	1950	1950	3	20	4,375	

LAND DESCRIPTION

TOTAL OB/XF 6,690

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0	0006	R-1	100.00	81.00	100.00	FF	1	0.91	1.00	0.91	2,400.00	2,184.00	218,400							

REVIEW DATE 09/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 218,400 Market: 0 Agricultural: 0 Common: 218,400 PRINTED 08/02/2023 BY SYS