BLOCK 2 LOTS 11 12
IN OR 882/504
WINDSOR PLACE 1

CLEVELAND MONICA L
PO BOX 6115
FERNANDINA BEACH, FL 32035-6115

2023

00-00-31-178A-0002-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

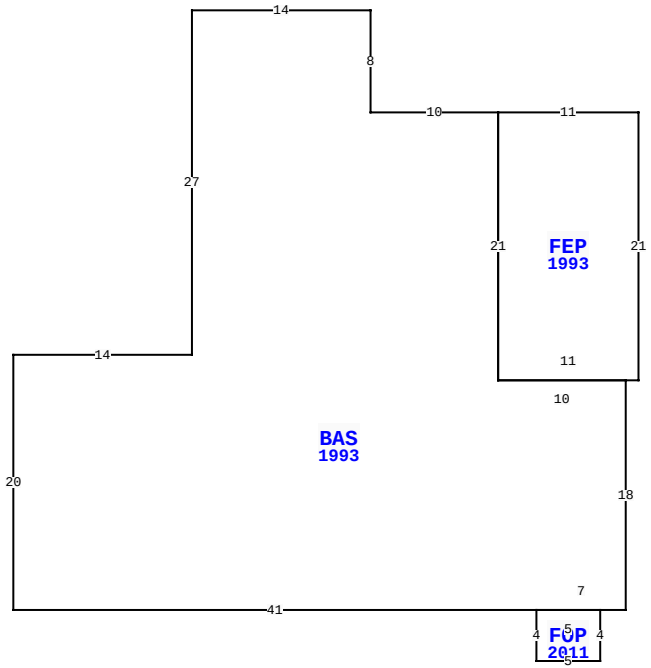
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	128,734
FEP	231	80	185	15,793
FOP	20	30	6	512
TOTALS	1,759		1,699	145,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,699	115.0000	103.79	176,339	1952	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 1508 HX Base Yr



2203 BELVEDERE AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,147
TOTAL MARKET OB/XF VALUE		4,914
TOTAL LAND VALUE - MARKET		305,280
TOTAL MARKET VALUE		522,341
SOH/AGL Deduction		373,287
ASSESSED VALUE		149,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,054
TOTAL JUST VALUE		522,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19991058	GARAGE	7,500	08/16/1999
7481	REMODEL	17,842	12/30/1992
7480	REPAIR/RRF	1,875	12/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/0504	5/10/1999	WD	Q	I		95,000
GRANTOR: FISHER DAVID T & DEBO						
GRANTEE: CLEVELAND MONICA L						
0814/0622	11/20/1997	WD	U	I	01	100
GRANTOR: FISHER DAVID T & DEBO						
GRANTEE: FISHER DAVID T & DE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W11 BAS=[YR=1993] W10 N8 W14 S27 W14 S20 E41
FOP=[YR=2011] S4 E5 N4 W5 $ E7 N18 W10 N21 $ S21 E11 N21 $.

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
3	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	2003	2003	3	84	4,914	

LAND DESCRIPTION

TOTAL OB/XF 4,914

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	100	0006	R-1	120.00	115.00	120.00	FF	1	1.06	1.00	1.06	2,400.00	2,544.00	305,280							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 305,280 Market: 0 Agricultural: 0 Common: 305,280 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

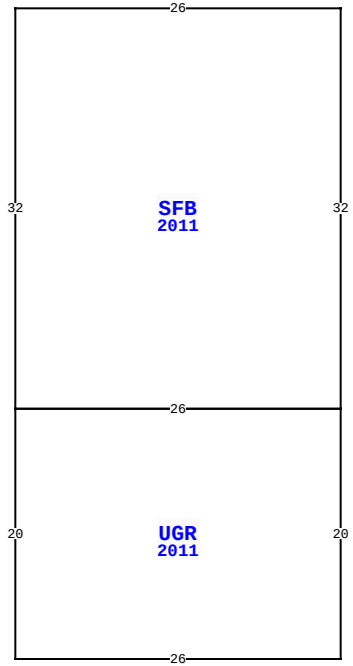
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
SFB	832	80	666	49,660
UGR	520	45	234	17,448
TOTALS	1,352		900	67,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	900	91.8000	82.85	74,565	2000	2001	0	0	0	10.00	90.00

2 SINGLE FAM – 100% - 0 Heated Area: 666 HX Base Yr



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GRANTOR: FISHER DAVID T & DEBO						
GRANTEE: FISHER DAVID T & DE						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W26 S32UGR=[YR=2011] S20 E26 N20W26$ E26N32 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 305,280 Market: 0 Agricultural: 0 Common: 305,280 PRINTED 08/02/2023 BY SYS