BLOCK 2 LOT 13
IN OR 2183/1181
WINDSOR PLACE 1 PB 3/1

DOUGHERTY JASON MATTHEW
2201 BELVEDERE AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-178A-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

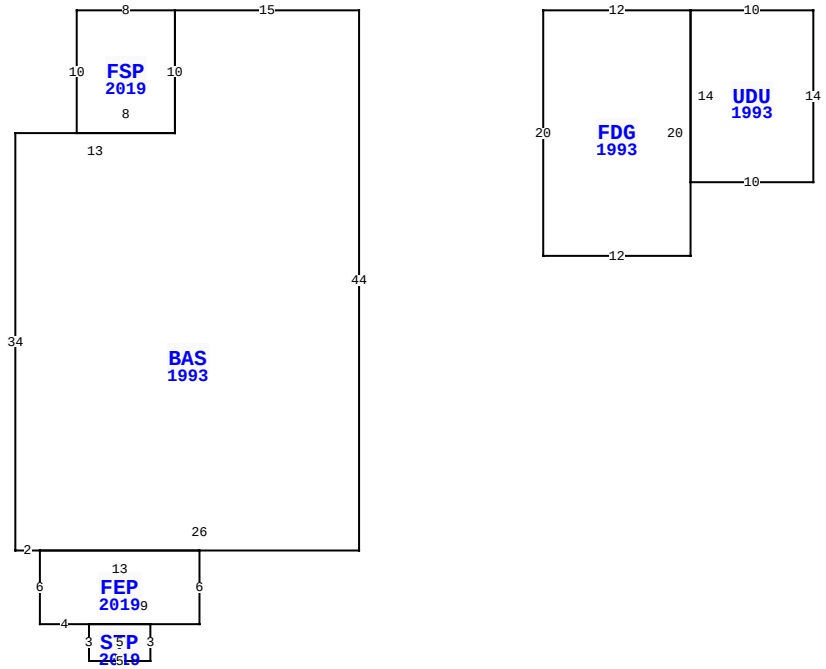
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100	1,102	79,868
FDG	240	60	144	10,437
FEP	78	80	62	4,494
FSP	80	40	32	2,320
STP	15	10	2	145
UDU	140	55	77	5,581
TOTALS	1,655		1,419	102,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	108.1600	97.61	138,509	1948	1948	0	0	0	25.75	74.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1102 HX Base Yr 2021



2201 BELVEDERE AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,843
TOTAL MARKET OB/XF VALUE		1,911
TOTAL LAND VALUE - MARKET		152,640
TOTAL MARKET VALUE		257,394
SOH/AGL Deduction		41,095
ASSESSED VALUE		216,299
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		161,299
TOTAL JUST VALUE		257,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8941	REPAIR/RRF	1,000	03/23/1995
3507B	N/A	900	11/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1181	3/14/2018	WD	Q	I	02	220,000
GRANTOR: MICHEL SONYA BEUGNET						
GRANTEE: DOUGHERTY JASON MAT						
2169/1863	1/02/2018	FJ	U	I	11	100
GRANTOR: BEUGNET ELIZABETH W E						
GRANTEE: MICHEL SONYA BEUGNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=2019] W8 S10 E8 N10 $ S10 W13 S34 E2 FEP=[YR=2019] S6 E4 STP=[YR=2019] S3 E5 N3 W5$ E9 N6 W13 $ E26 N44 $ PTR=E15 FDG=[YR=1993] E12 UDU=[YR=1993] E10 S14 W10 N14 $ S20 W12 N20 $ W15 $.

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	1242	WD DECK A	0	100	0	0	182.00	SF	10.00	10.00	100	1989	1989	3	20	364	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,547	

LAND DESCRIPTION

TOTAL OB/XF 1,911

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			60.00	115.00	60.00	FF	1	1.06	1.00	1.06	2,400.00	2,544.00	152,640							

REVIEW DATE 02/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 152,640 Market: 0 Agricultural: 0 Common: 152,640 PRINTED 08/02/2023 BY SYS