

LOT 1
IN OR 2181/1865
WINDSOR PLACE # 2 PB 3/18

AMERGIAN BARBARA L
2100 BELVEDERE AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-178B-0001-0000



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	17	CB STUCCO 100	0100	01	1,010	139.1148	125.55	126,806	1960	1990	0	0	0	16.00	84.00	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019														Heated Area: 912											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2019											
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		2 100																										
Bathrooms		1 100																										
Frame	03	MASONRY 100																										
Stories	1.	1. 100																										
Units		0 100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality			05	Quality Level 05																								
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	912	100	912	96,182																								
FOP	39	30	12	1,266																								
FOP	286	30	86	9,069																								
TOTALS			1,237	1,010 106,517																								
EXTRA FEATURES			2100 BELVEDERE AVE, 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	0810	CONCRETE A	0 100	0	0	580.00	SF	6.50	6.50	100	1960	1960	3	20	754													
4	0825	BRICK	0 100	0	0	1,150.00	SF	12.50	12.50	100	2010	2010	3	98	14,088													
5	0100	BAR-B-Q	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500													
6	0510	GARAGE WD-	0 100	24	18	432.00	SF	35.00	35.00	100	2010	2010	3	64	9,677													
LAND DESCRIPTION			TOTAL OB/XF 25,019																									
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	65.00	108.00	65.00	FF	1	1.04	1.00	1.04	2,400.00	2,496.00	162,240											
REVIEW DATE 03/13/2018 BY DJ Total Acres: 0.00 Total Land Value: 162,240 Market: 0 Agricultural: 0 Common: 162,240 PRINTED 08/02/2023 BY SYS																												