



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1,230	126,727
DCK	73	10	7	721
FSP	297	40	119	12,260
UGR	576	45	259	26,685
UOP	55	20	11	1,133

TOTALS	2,231		1,626	167,527
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EXTRA FEATURES	
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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	0681	POLE SHED	0	100	10	20			15.00	100	2004	2004	3	40	1,200	
2	0861	POOL GUNIT	0	100	24	14			85.00	100	2021	2021	3	98	27,989	
3	0855	CONC PAVER	0	100	0	0			10.00	100	2021	2021	3	100	8,600	
4	0462	ST/AL FNC	0	100	0	0			10.00	100	2021	2021	3	98	15,288	
5	0855	CONC PAVER	0	100	0	0			10.00	100	2021	2021	3	100	8,220	

LAND DESCRIPTION	
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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			65.00	108.00	65.00	FF	1	1.04	1.00	1.04	2,400.00	2,496.00	162,240							
2	000100	C	SFR	100			65.00	108.00	65.00	FF	1	1.04	1.00	0.78	2,400.00	1,872.00	121,680							

REVIEW DATE	11/30/2021	BY	DJ	Total Acres:	0.00	Total Land Value:	283,920	Market:	0	Agricultural:	0	Common:	283,920	PRINTED 08/02/2023 BY	SY
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,626	127.9080	115.44	187,705	1954	2000	0	0	10.75	89.25	
1 SINGLE FAM - 100% - 2022 Heated Area: 1230 HX Base Yr 2022												

2102 BELVEDERE AVE, FERNANDINA BEACH	
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF	61,297
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			167,527
TOTAL MARKET OB/XF VALUE			61,297
TOTAL LAND VALUE - MARKET			283,920
TOTAL MARKET VALUE			512,744
SOH/AGL Deduction			72,880
ASSESSED VALUE			439,864
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			389,864
TOTAL JUST VALUE			512,744
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211050	SWIM POOL	0	03/19/2021
20032414	METAL ROOF	0	01/28/2003

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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/0466	9/11/2019	WD	Q	I	01	290,000
GRANTOR:ELKINS JAMES FRANK &						
GRANTEE: KANA THOMAS G & MAR						
1960/1972	2/03/2015	QC	U	I	11	100
GRANTOR: ELKINS J FRANK						

BUILDING NOTES	
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BUILDING DIMENSIONS	
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BAS=[YR=1993] W24 N10 W12 DCK=[YR=2021] W4 S6 W3 S7	
FSP=[YR=2021] W2 S13 W6 S12 E15 N25 W7\$ E7 N13\$ S40	
UOP=[YR=2021] S5 E11 N5 W11\$ E21 S2 E15N32\$ PTR=E15	
UGR=[YR=1993] E24 S24 W24 N24\$ W15\$.	