LOT 4 (LESS E5 FT) &
LOTS 25 & 26
WINDSOR PLACE #2 PB 3/18

MCKINNON ELIZABETH ANN PARK
2106 BELVEDERE AV
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-178B-0004-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 03 | Quality Level 03 |

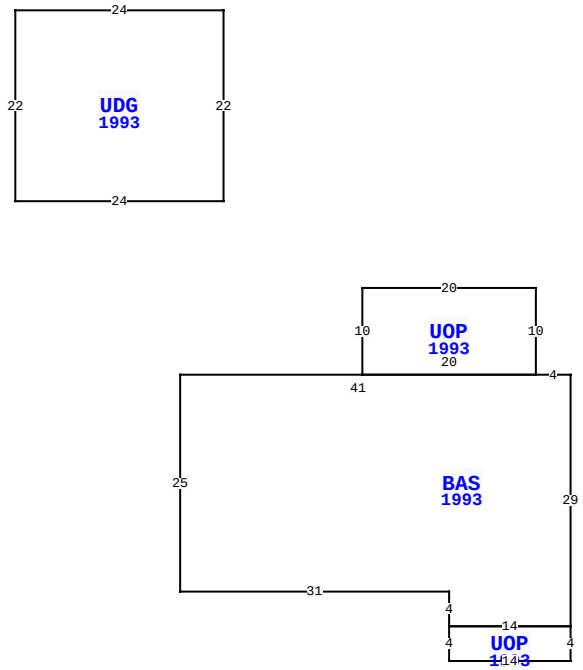
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1008.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,181 | 100 | 1,181 | 91,555 |
| UDG | 528 | 55 | 290 | 22,482 |
| UOP | 56 | 20 | 11 | 852 |
| UOP | 200 | 20 | 40 | 3,101 |
| TOTALS | 1,965 | | 1,522 | 117,990 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,522 | 105.4000 | 95.12 | 144,773 | 1955 | 1985 | 0 | 0 | 0 | 18.50 | 81.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1181 HX Base Yr




2106 BELVEDERE AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 117,990 |
| TOTAL MARKET OB/XF VALUE | 3,968 |
| TOTAL LAND VALUE - MARKET | 193,440 |
| TOTAL MARKET VALUE | 315,398 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 315,398 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 315,398 |
| TOTAL JUST VALUE | 315,398 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 265,525 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2004397 | REPAIR/RRF | 2,000 | 11/21/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2362/0004 | 5/08/2020 | TD | U | V | 11 | 100 |
| GRANTOR: SAYLER LIVING TRUST | | | | | | |
| GRANTEE: PARK MELBA E & ELIZ | | | | | | |
| 2361/1988 | 5/08/2020 | QC | U | I | 11 | 100 |
| GRANTOR: PARK MELBA ELIZABETH | | | | | | |
| GRANTEE: PARK MELBA E & ELIZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N10W20S10 E20$ W41 S25 E31 S4 UOP=[YR=1993] S4 E14N4W14$ E14 N29$ PTR= N20W40 UDG=[YR=1993] N22 W24 S22E24$E40S20$ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 39 | 10 | 390.00 | SF | 6.50 | 6.50 | 100 | 1955 | 1955 | 3 | 20 | 507 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 3 | 34 | 102.00 | SF | 6.50 | 6.50 | 100 | 1955 | 1955 | 3 | 20 | 133 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 32 | 20 | 640.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 3,328 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,968

| 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 | | | 60.00 | 108.00 | 60.00 | FF | 1 | 1.04 | 1.00 | 0.78 | 2,400.00 | 1,872.00 | 112,320 | | | | | | | |
| 2 | 000100 | C | SFR | 0 | 0007 | R-1A | 130.00 | 108.00 | 130.00 | FF | 1 | 1.04 | 1.00 | 0.26 | 2,400.00 | 624.00 | 81,120 | | | | | | | |

REVIEW DATE 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 193,440 Market: 0 Agricultural: 0 Common: 193,440 PRINTED 08/02/2023 BY SYS