LOT 7
IN OR 1595/1719
WINDSOR PLACE #2 PB 3/18

SYLVESTER ROBERT W
2112 BELVEDERE AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-178B-0007-0000

BUILDING CHARACTERISTICS

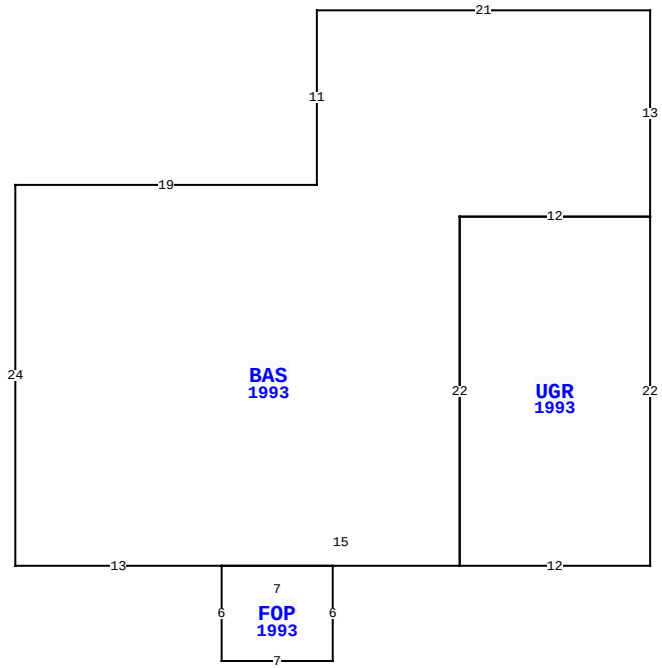
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	927	100	927	67,175
FOP	42	30	13	942
UGR	264	45	119	8,624
TOTALS	1,233		1,059	76,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	107.0600	96.62	102,321	1945	1975	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2009 Heated Area: 927 HX Base Yr 2009



2112 BELVEDERE AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		76,741
TOTAL MARKET OB/XF VALUE		1,113
TOTAL LAND VALUE - MARKET		162,240
TOTAL MARKET VALUE		240,094
SOH/AGL Deduction		151,005
ASSESSED VALUE		89,089
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,089
TOTAL JUST VALUE		240,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200660	ADDITION	0	11/20/2020
19991247	REMODEL	14,948	09/21/1999
B9024	REPAIR/RRF	1,400	04/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1595/1719	12/04/2008	WD	Q	I		150,000

GRANTOR: KING MICHAEL ET AL

GRANTEE: SYLVESTER ROBERT W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S11 W19 S24 E13 FOP=[YR=1993] S6 E7 N6 W7 $ E15 UGR=[YR=1993] E12 N22 W12 S22 $ N22 E12 N13 $.

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	0940	SHEDS/PORT	0	100	8	20	160.00	SF	30.00	30.00	100	1980	1980	3	20	960	
2	0810	CONCRETE A	0	100	12	2	24.00	SF	6.50	6.50	100	1945	1945	3	20	31	
3	0810	CONCRETE A	0	100	5	10	50.00	SF	6.50	6.50	100	1945	1945	3	20	65	
4	0810	CONCRETE A	0	100	22	2	44.00	SF	6.50	6.50	100	1945	1945	3	20	57	

LAND DESCRIPTION

TOTAL OB/XF 1,113

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			65.00	108.00	65.00	FF	1	1.04	1.00	1.04	2,400.00	2,496.00	162,240							

REVIEW DATE 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 162,240 Market: 0 Agricultural: 0 Common: 162,240 PRINTED 08/02/2023 BY SYS