

LOT 164
VILLAGE WALK PH 3 OR 2430/199

HALE ROBERT DEAN & KIMBERLY BEASLEY
82860 BELVOIR CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0164-0000



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	31	HARDIE BRD 100	0100	01	2,096	121.5249	109.68	229,889	2022	2022	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1803									
Roof Cover	03	COMP SHNGL 100	FSP 2022													HX Base Yr									
Interior Wall	05	DRYWALL 100	BAS 2022																						
Interior Floo	11	CLAY TILE 70	FGR 2022																						
Interior Floo	14	CARPET 30	FOP 2022																						
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA											04											
NEIGHBORHOOD/LOC			4090.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,803	100	1,803	197,753																					
FGR	406	55	223	24,459																					
FOP	74	30	22	2,413																					
FSP	120	40	48	5,265																					
TOTALS			2,403	2,096	229,889																				
EXTRA FEATURES			82860 BELVOIR CT, 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	0811	CONCRETE B	0 0	0 0	687.00	SF	5.20	5.20	100	2022	2022	3	100	3,572											
LAND DESCRIPTION			TOTAL OB/XF											3,572											
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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								
REVIEW DATE 04/19/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									