



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	2,340	123.5829	111.53	260,980	2022	2022	0	0	0	0.00	100.00	VALUATION BY	STANDARD																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 2013					HX Base Yr					Tax Group: 4				Tax Dist:											
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE 260,980																									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE 3,359				TOTAL LAND VALUE - MARKET 60,000																					
Interior Floo	11	CLAY TILE 70											TOTAL MARKET VALUE 324,339				SOH/AGL Deduction 0																					
Interior Floo	14	CARPET 30											ASSESSED VALUE 324,339				TOTAL EXEMPTION VALUE 0																					
Air Condition	03	CENTRAL 100											BASE TAXABLE VALUE 324,339				TOTAL JUST VALUE 324,339																					
Heating Type	04	AIR DUCTED 100											NCON VALUE 264,339				INCOME VALUE																					
Bedrooms		3 100											PREVIOUS YEAR MKT VALUE 60,000																									
Bathrooms		3 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units		0 100																																				
Occupancy	00	NONE 100																																				
Quality			04	Quality Level 04																			PERMIT NUM				DESCRIPTION											
DOR CODE			0100	SINGLE FAMILY																			AMT				ISSUED											
MAP NUM				MKT AREA		04																	22000570				CO ISSUED											
NEIGHBORHOOD/LOC			4090.00																				21005072				NEW CONSTR											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,013	100	2,013	224,510																																		
FGR	447	55	246	27,436																																		
FOP	54	30	16	1,784																																		
FOP	216	30	65	7,249																																		
TOTALS			2,730		2,340	260,980																																
EXTRA FEATURES					82788 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		646.00	SF	5.20				5.20	100	2022	2022	3	100						3,359													