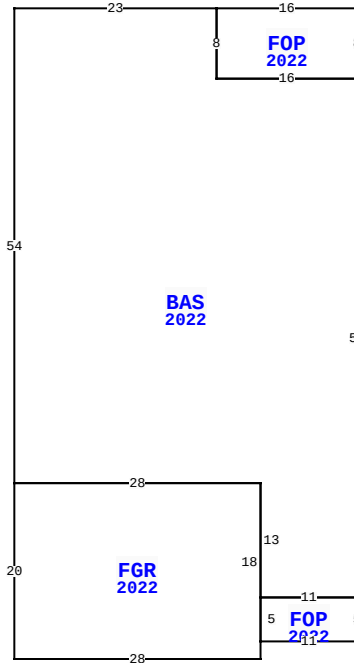


ORTIZ JENNIFER & SCHWERDT DEAN P TRUST/ORTIZ JENNI
82772 BELVOIR CT
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	4																				
Exterior Wall		31	HARDIE BRD 100		0100	01	2,483	118.3392	106.80	265,184	2022	2022	0	0	0	0.00	100.00	VALUATION BY																		
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023												Heated Area: 2121																			
Roof Cover		03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall		05	DRYWALL 100														STANDARD																			
Interior Floo		11	CLAY TILE 80														Tax Group: 4										Tax Dist:									
Interior Floo		14	CARPET 20														BUILDING MARKET VALUE										265,184									
Air Condition		03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										5,065									
Heating Type		04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										60,000									
Bedrooms			3 100														TOTAL MARKET VALUE										330,249									
Bathrooms			2 100														SOH/AGL Deduction										0									
Frame		02	WOOD FRAME 100														ASSESSED VALUE										330,249									
Stories		1.	1. 100														TOTAL EXEMPTION VALUE										HX HB									
Units		0	0 100														BASE TAXABLE VALUE										280,249									
Occupancy		00	NONE 100		TOTAL JUST VALUE										330,249																					
					NCON VALUE										270,249																					
					INCOME VALUE																															
					PREVIOUS YEAR MKT VALUE										60,000																					
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	2,121	100	2,121	226,523																																
FGR	560	55	308	32,894																																
FOP	55	30	16	1,709																																
FOP	128	30	38	4,058																																
TOTALS		2,864	2,483	265,184																																
EXTRA FEATURES					82772 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	0 100	0	0	974.00	SF	5.20	5.20	100	2022	2022	3	100	5,065																					
LAND DESCRIPTION																	TOTAL OB/XF 5,065																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		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																																				