

LOT 178
VILLAGE WALK PH 3 OR 2430/199

CORTEZ VICTOR
82748 BELVOIR CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0178-0000



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	PAGE 1 of 1																							
Exterior Wall	31	HARDIE BRD 100	0100	01	2,775	118.4400	106.89	296,620	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 2475												HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	11	CLAY TILE 50																																				
Interior Floor	14	CARPET 50																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		4 100																																				
Bathrooms		4 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	2.	2. 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	1,042	100	1,042	111,379																																		
FGR	420	55	231	24,692																																		
FOP	95	30	28	2,993																																		
FOP	120	30	36	3,848																																		
FUS	1,433	100	1,433	153,173																																		
STR	48	10	5	534																																		
TOTALS			3,158		2,775	296,620																																
EXTRA FEATURES			82748 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	682.00	SF	5.20	5.20	100	2021	2021	3	100	3,546																							
LAND DESCRIPTION			TOTAL OB/XF 3,546																																			
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	000134	C	SFR POND	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 01/11/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																						