

LOT 179
VILLAGE WALK PH 3 OR 2430/199

MALOTT KIA DOANE JR & GAIL
82740 BELVOIR CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0179-0000



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	2,139	121.5249	109.68	234,606	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1795																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 70														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										234,606									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										9,645									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										60,000									
Bedrooms	2	100														TOTAL MARKET VALUE										304,251									
Bathrooms	2	100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										304,251									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	100														BASE TAXABLE VALUE										254,251									
Occupancy	00	NONE 100	TOTAL JUST VALUE										304,251																						
			NCON VALUE										244,251																						
			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	1,795	100	1,795	196,876																															
FGR	462	55	254	27,859																															
FOP	37	30	11	1,206																															
FSP	162	40	65	7,129																															
PTO	285	5	14	1,536																															
TOTALS			2,741	2,139	234,606																														
EXTRA FEATURES			82740 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	656.00	SF	5.20	5.20	100	2022	2022	3	100	3,411																			
2	0911	SCRN RM A	0	100	19	15	285.00	SF	21.88	21.88	100	2022	2022	3	100	6,234																			
TOTAL OB/XF 9,645																																			
LAND DESCRIPTION																																			
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																		
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 06/07/2022 BY NW																																			
Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000																																			
PRINTED 08/02/2023 BY SYS																																			