

LOT 182
VILLAGE WALK PH 3 OR 2430/199

CALDERON MARIA E TRUSTEE/ST MICHAELS TRUST OF ALEX
82716 BELVOIR COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0182-0000



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 4									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,372	127.5960	115.16	273,160	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 2040									
Roof Cover	03	COMP SHNGL 100	24												HX Base Yr 2023									
Interior Wall	05	DRYWALL 100	9												BAS 2022									
Interior Floop	11	CLAY TILE 100	16												FOP 2022									
Air Condition	03	CENTRAL 100	9												FST 2022									
Heating Type	04	AIR DUCTED 100	48												FGR 2022									
Bedrooms	4	100	60												BAS 2022									
Bathrooms	3	100	8												FST 2022									
Frame	02	WOOD FRAME 100	14												FGR 2022									
Stories	1.	1. 100	15												FOP 2022									
Units	0	100	6												FGR 2022									
Occupancy	00	NONE 100	21												FOP 2022									
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	2,040	100	2,040	234,926																				
FGR	448	55	246	28,329																				
FOP	36	30	11	1,267																				
FOP	216	30	65	7,485																				
FST	18	55	10	1,152																				
TOTALS			2,758	2,372	273,160																			
EXTRA FEATURES					82716 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	606.00	SF	5.20	5.20	100	2022	2022	3	100	3,151										
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	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 06/14/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																								