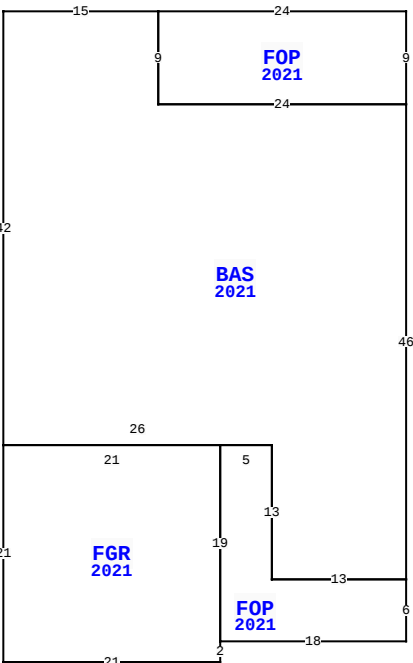


HUBBS ANTHONY DANIEL & AMELITA S
82711 BELVOIR CT
FERNANDINA BEACH, FL 32259

40-2N-27-1102-0184-0000

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	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0100	01	1,951	122.5539	110.60	215,781	2021	2021		0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 1591										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										215,781									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										3,734									
Interior Floo		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										60,000									
Interior Floo		14	CARPET 30												TOTAL MARKET VALUE										279,515									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										15,327									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										264,188									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2 100												BASE TAXABLE VALUE										214,188									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										279,515									
Stories		1.	1. 100												NCON VALUE										0									
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										256,493																			
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	1,591	100	1,591	175,965																														
FGR	441	55	243	26,876																														
FOP	173	30	52	5,751																														
FOP	216	30	65	7,189																														
TOTALS	2,421		1,951	215,781																														
EXTRA FEATURES					82711 BELVOIR CT, FERNANDINA BEACH										BLD DATE		03/13/2023		NW		LGL DATE													
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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	718.00	SF	5.20	5.20	100	2021	2021	3	100	3,734																				
LAND DESCRIPTION																																		
TOTAL OB/XF 3,734																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 12/15/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																		