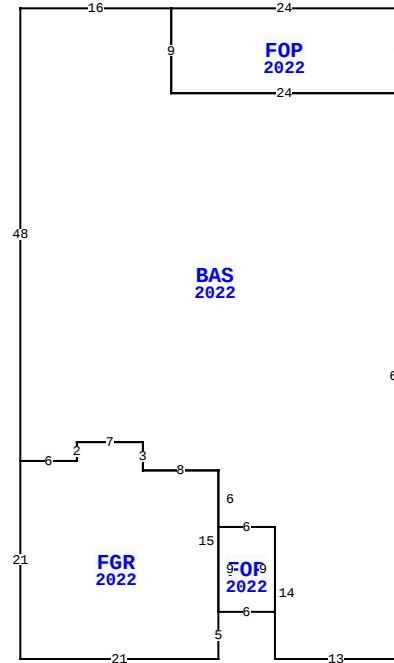


LUCAS PHILIP A
82719 BELVOIR CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0185-0000

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	2,340	123.5829	111.53	260,980	2022	2022	0	0	0	0.00	100.00	VALUATION BY				STANDARD								
Roof Structure	03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2023										Heated Area: 2013				HX Base Yr 2023				Tax Group: 4				Tax Dist:			
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE				260,980											
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE				6,917											
Interior Floor	11	CLAY TILE 70													TOTAL LAND VALUE - MARKET				60,000											
Interior Floor	14	CARPET 30													TOTAL MARKET VALUE				327,897											
Air Condition	03	CENTRAL 100													SOH/AGL Deduction				0											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE				327,897											
Bedrooms		3 100													TOTAL EXEMPTION VALUE				HX HB				50,000							
Bathrooms		3 100													BASE TAXABLE VALUE				277,897											
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE				327,897											
Stories	1.	1. 100													NCON VALUE				267,897											
Units		0 100			INCOME VALUE																									
Occupancy	00	NONE 100			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	2,013	100	2,013	224,510																										
FGR	447	55	246	27,436																										
FOP	54	30	16	1,784																										
FOP	216	30	65	7,249																										
TOTALS		2,730		2,340	260,980																									
EXTRA FEATURES					82719 BELVOIR CT, FERNANDINA BEACH										BLD DATE		03/13/2023		NW		LGL 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	0100	0	0	624.00	SF	5.20	5.20	100	2022	2022	3	100	3,245															
2	0476	VF 6 SBPL	0100	0	0	96.00	LF	32.00	32.00	100	2022	2022	3	100	3,072															
3	0470	VNYL GATE	0100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600															
LAND DESCRIPTION																	TOTAL OB/XF 6,917													
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	000136	C	SFR INT	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 09/12/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														