BLOCK 1 LOT 7
IN OR 126 PG 488
WINDSOR PLACE = 1

MARTIN VIRGINIA
2121 BELVEDERE AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-178A-0001-0070

BUILDING CHARACTERISTICS

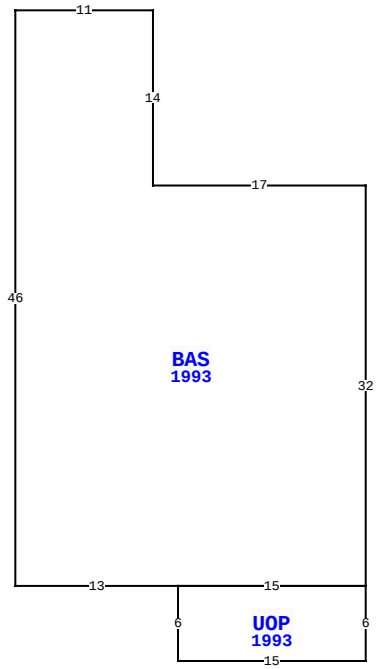
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	98,003
UOP	90	20	18	1,680
TOTALS	1,140		1,068	99,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,068	117.6600	111.78	119,381	1956	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1050 HX Base Yr



2121 BELVEDERE AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		99,683
TOTAL MARKET OB/XF VALUE		2,754
TOTAL LAND VALUE - MARKET		178,080
TOTAL MARKET VALUE		280,517
SOH/AGL Deduction		214,707
ASSESSED VALUE		65,810
TOTAL EXEMPTION VALUE	HX HB WX SX	65,810
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		280,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121401	RE-ROOF	3,800	07/13/2012
20120949	REPLACE GABLE ROO	12,350	05/29/2012
8655	REPAIR/RRF	175	11/01/1994
7092	ADDITION	600	06/09/1992
6291	REPAIR/RRF	800	12/10/1990
5430	XFOB	2,000	06/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0126/0488	1/01/1972	TA	Q	I		12,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N14 W11 S46 E13 UOP=[YR=1993] S6 E15 N6W15$ E15 N32$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	0	0	63.00	SF	30.00	30.00	100	1975	1975	3	20	378	
2	0810	CONCRETE A	0	100	0	0	716.00	SF	6.50	6.50	100	1975	1975	3	26	1,210	
3	0940	SHEDS/PORT	0	100	13	12	156.00	SF	30.00	30.00	100	1989	1989	3	20	936	
4	1242	WD DECK A	0	100	23	5	115.00	SF	10.00	10.00	100	1992	1992	3	20	230	

LAND DESCRIPTION

TOTAL OB/XF 2,754

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	60.00	115.00	60.00	FF	1	1.06	1.00	1.06	2,800.00	2,968.00	178,080							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 178,080 Market: 0 Agricultural: 0 Common: 178,080 PRINTED 08/06/2024 BY SYS