BLOCK 1 LOT 10
IN OR 845/1523
WINDSOR PLACE 1 PB 3/1

HIGGINS JAMES R III & SHARON L
2113 BELVEDERE AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-178A-0001-0100

BUILDING CHARACTERISTICS

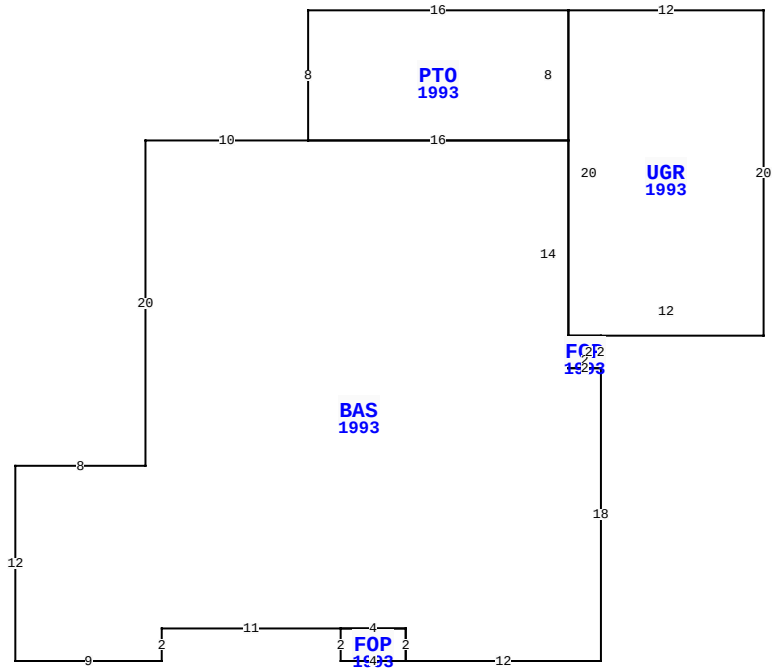
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	934	100	934	52,666
FOP	4	30	1	56
FOP	8	30	2	113
PTO	128	5	6	339
UGR	240	45	108	6,090
TOTALS	1,314		1,051	59,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,051	83.6000	79.42	83,470	1951	1980	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 1999 Heated Area: 934 HX Base Yr 1999



2113 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		59,264
TOTAL MARKET OB/XF VALUE		722
TOTAL LAND VALUE - MARKET		186,984
TOTAL MARKET VALUE		246,970
SOH/AGL Deduction		183,277
ASSESSED VALUE		63,693
TOTAL EXEMPTION VALUE	HX HB	38,693
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		246,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091239	REPAIR/RRF	0	09/14/2009
20090612	REPAIR/RRF	4,520	05/18/2009
5994	REPAIR/RRF	500	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/1523	8/21/1998	WD	U	I		82,000
GRANTOR: MOSS BRIAN J & KATHLE						
GRANTEE: HIGGINS JAMES R III						
0659/0632	5/22/1992	WD	U	I		50,500
GRANTOR: ROWLAND NORMAN & M M						
GRANTEE: MOSS BRIAN & K M						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 PTO=[YR=1993] W16 S8 BAS=[YR=1993] W10 S20 W8 S12 E9 N2 E11 FOP=[YR=1993] S2 E4 N2W4$ E4 S2 E12 N18 FOP=[YR=1993] N2 W2 S2E2$ W2 N14 W16$ E16 N8$ S20 E12 N20$.

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	7	10	70.00	SF	30.00	30.00	100	1990	1990	3	20	420	
2	0810	CONCRETE A	0	100	0	0	232.00	SF	6.50	6.50	100	1951	1951	3	20	302	

LAND DESCRIPTION

TOTAL OB/XF 722

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	63.00	115.00	63.00	FF	1	1.06	1.00	1.06	2,800.00	2,968.00	186,984							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 186,984 Market: 0 Agricultural: 0 Common: 186,984 PRINTED 08/06/2024 BY SYS