

BLOCK 2 LOT 13
IN OR 2183/1181
WINDSOR PLACE 1 PB 3/1

DOUGHERTY JASON MATTHEW
2201 BELVEDERE AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-178A-0002-0130



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 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		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	1,102	100	1,102	83,791
FDG	240	60	144	10,949
FEP	78	80	62	4,715
FSP	80	40	32	2,433
STP	15	10	2	152
UDU	140	55	77	5,855
TOTALS	1,655		1,419	107,893

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,419	108.1600	102.75	145,802	1948	1948	0	0	0	26.00	74.00	
1 SINGLE FAM - 100% - 2021						Heated Area: 1102			HX Base Yr 2021				
2201 BELVEDERE AVE, FERNANDINA BEACH													
BLD DATE						LGL DATE						03/25/2024 MLU	
XF DATE						LAND DATE							
INC DATE						AG DATE							

TOTALS		1,655		1,419		107,693		2201 BELVEDERE AVE, FERNANDINA BEACH				XF DATE				LAND DATE		03/25/2024		MLU	
EXTRA FEATURES										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	1242	WD DECK A	0	100	0	0	182.00	SF	10.00	10.00	100	1989	1989	3	20	364					
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1989	1989	3	57	1,482					