

LOTS 5,23,24 & E 5FT OF LOT 4
IN OR 2361/1962
WINDSOR PLACE #2 SUB PBK 3/18

MCKINNON ELIZABETH A PARK
2108 BELVEDERE AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-178B-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,046	100	1,046	96,960
BAS	246	100	246	22,803
BAS	704	100	704	65,258
DCK	467	10	47	4,357
FDU	120	65	78	7,230
FOP	16	30	5	463
FST	120	55	66	6,118
UDG	480	55	264	24,472

TOTALS	3,199		2,456	227,662
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	935.00	SF	5.20
2	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50
3	0811	CONCRETE B	0	100	26	3	78.00	SF	5.20
4	1242	WD DECK A	0	100	0	0	72.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	70.00	108.00	70.00
2	000100	C	SFR	100		R-1	130.00	108.00	130.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,456	121.9680	115.87	284,577	1946	1990	0	0	20.00	80.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1996 HX Base Yr 2022											
2108 BELVEDERE AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/25/2024 MLU											

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
2									
VALUATION BY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
240,243									
TOTAL MARKET OB/XF VALUE									
3,362									
TOTAL LAND VALUE - MARKET									
196,560									
TOTAL MARKET VALUE									
440,165									
SOH/AGL Deduction									
91,697									
ASSESSED VALUE									
348,468									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
298,468									
TOTAL JUST VALUE									
440,165									
NCON VALUE									
12,581									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
389,641									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222566	GARAGE	41,218	12/08/2022
20200277	REMODEL	144,484	06/26/2020
20051698	OTHER	1,000	04/29/2005
2004092	ADDITION	11,000	10/06/2000
2912	REMODEL	11,000	07/01/1984

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2361/1962	5/08/2020	TD	U	I	11	10,000	
GRANTOR: SAYLER LIVING TRUST							
GRANTEE: PARK MELBA & ELIZAB							
1191/1758	12/01/2003	WD	U	I	07	100	
GRANTOR: SAYLER SAMUEL W JR &							
GRANTEE: SAYLER SAMUEL W JR							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W1 BAS=[YR=2021] N16 E1 DCK=[YR=2021] E4N3E4N4W4N5E4N12W10 N11W14N4W6S4W5S10E20S5E7S20\$ N20 W7 N5 W22 S24 E25 S8 E1 S9 E2\$ W2 N9 W1 N8 W10 BAS=[YR=2021] W15 S17 E14 N9 E1 N8\$ S8 W1 S9 W14 S26 E14 S8 FOP=[YR=2008] S4 E4 N4 W4\$ E13 N8 E2N26\$ PTR=E20 FST=[YR=2008] E12 S10 UDG=[YR=1993] E18 S24 W20 N12 FDU=[YR=1993] W10 N12 E10 S12\$ N12 E2\$ W12 N10\$ W20\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
3,362									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	70.00	108.00	70.00
2	000100	C	SFR	100		R-1	130.00	108.00	130.00

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