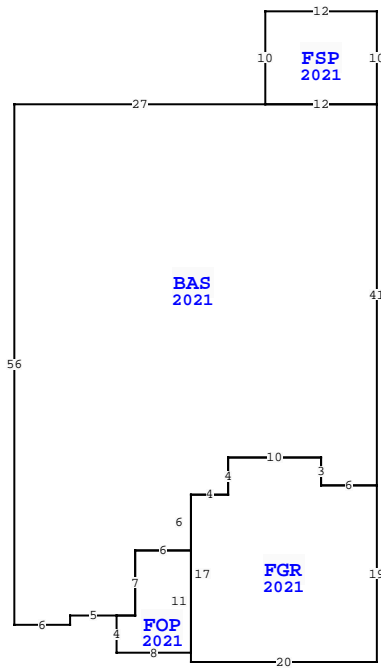


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
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	1,803 100 1,803 213,951
FGR	406 55 223 26,462
FOP	74 30 22 2,611
FSP	120 40 48 5,695
TOTALS	2,403 2,096 248,719

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,096	125.5380	119.26	249,969	2021	2021	0	0	0	0.50	99.50
1 SINGLE FAM - 0% - 2023 Heated Area: 1803 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,719
TOTAL MARKET OB/XF VALUE			3,681
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			327,400
SOH/AGL Deduction			0
ASSESSED VALUE			327,400
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			327,400
TOTAL JUST VALUE			327,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005555	NEW CONSTR	260,190	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0064	3/03/2022	WD Q	Q	I	01	403,000
GRANTOR: BARUCH ALLAN S & LUCI						
GRANTEE: RMI SFR PROPCO B LP						
2516/0187	11/19/2021	SW Q	Q	I	01	307,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARUCH ALLAN S & LU						

EXTRA FEATURES																						
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	0	0	0	0		715.00	SF	5.20				5.20	100	2021	2021	3	99		3,681	

BLD DATE		03/13/2023		NW		LGL DATE		04/24/2024		MLU	
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BUILDING NOTES	
82783 BELVOIR CT, FERNANDINA BEACH	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								