



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100	0100	01	2,393	123.5829	117.40	280,938	2022	2022	0	0	0	0.00	100.00																	
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023										Heated Area: 2040										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	11	CLAY TILE 70																														
Interior Floor	14	CARPET 30																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		3 100																														
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	2,040	100	2,040	239,496																												
FGR	448	55	246	28,880																												
FOP	36	30	11	1,291																												
FSP	216	40	86	10,096																												
FST	18	55	10	1,174																												
TOTALS		2,758		2,393	280,938																											
EXTRA FEATURES										82911 BELVOIR CT, FERNANDINA BEACH																						
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	0 100	0	0	695.00	SF	5.20	5.20	100	2022	2022	3	100	3,614																	