

LOCASTRO DIANE & JOHN
82900 BELVOIR CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0159-0000

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	VALUATION BY					STANDARD														
Exterior Wall	31	HARDIE BRD	100	0100	01	2,340	123.5829	117.40	274,716	2022	2022	0	0	0	0.00	100.00	Tax Group: 4					Tax Dist:											
Roof Structure	03	GABLE/HIP	100	1 SINGLE FAM - 100% - 2023										Heated Area: 2013					HX Base Yr 2023					BUILDING MARKET VALUE					274,716				
Roof Cover	03	COMP SHNGL	100											TOTAL MARKET OB/XF VALUE					3,214														
Interior Wall	05	DRYWALL	100											TOTAL LAND VALUE - MARKET					75,000														
Interior Floor	11	CLAY TILE	70											TOTAL MARKET VALUE					352,930														
Interior Floor	14	CARPET	30											SOH/AGL Deduction					57,068														
Air Condition	03	CENTRAL	100											ASSESSED VALUE					295,862														
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE					HX HB 50,000														
Bedrooms		3 100												BASE TAXABLE VALUE					245,862														
Bathrooms		3 100												TOTAL JUST VALUE					352,930														
Bathrooms		3 100												NCON VALUE					0														
Frame	02	WOOD FRAME	100											INCOME VALUE																			
Stories	1.	1. 100		PREVIOUS YEAR MKT VALUE					324,194																								
Units	00	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	2,013	100	2,013	236,326																													
FGR	447	55	246	28,880																													
FOP	54	30	16	1,878																													
FOP	216	30	65	7,631																													
TOTALS										2,730		2,340	274,716																				
EXTRA FEATURES										82900 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	618.00	SF	5.20	5.20	100	2022	2022	3	100	3,214																		
LAND DESCRIPTION																	TOTAL OB/XF 3,214																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																
REVIEW DATE 06/14/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																	