

KINDER JAMES H II & ELIZABETH ANNE
82892 BELVOIR CT
FERNANDINA BEACH, FL 32034

2024

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	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2023														Heated Area: 2040							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2023							
Interior Wall	05	DRYWALL 100																						STANDARD							
Interior Floo	11	CLAY TILE 70																						Tax Group: 4							
Interior Floo	14	CARPET 30																						Tax Dist:							
Air Condition	03	CENTRAL 100																						BUILDING MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET OB/XF VALUE							
Bedrooms		4 100																						TOTAL LAND VALUE - MARKET							
Bathrooms		3 100																						TOTAL MARKET VALUE							
Frame	02	WOOD FRAME 100																						SOH/AGL Deduction							
Stories	1.	1. 100																						ASSESSED VALUE							
Units		0 100																						TOTAL EXEMPTION VALUE							
Occupancy	00	NONE 100																						HX HB							
																								BASE TAXABLE VALUE							
																								TOTAL JUST VALUE							
																								NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							