



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100	0100	01	2,372	123.5829	117.40	278,473	2022	2022	0	0	0	0.00	100.00	STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 2040					HX Base Yr					VALUATION BY					TAX DIST:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					278,473														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					3,505														
Interior Floo	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET					75,000														
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE					356,978														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					356,978														
Bedrooms	4	100											TOTAL EXEMPTION VALUE					0														
Bathrooms	3	100											BASE TAXABLE VALUE					356,978														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					356,978														
Stories	1.	1. 100	82756 BELVOIR CT, FERNANDINA BEACH										NCON VALUE					0														
Units	0	100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					328,054														