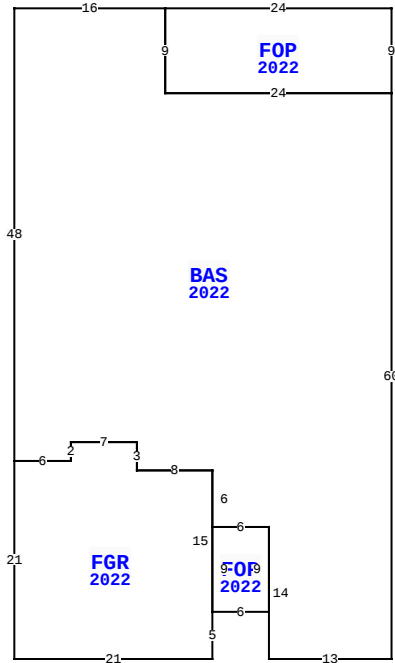


LUCAS PHILIP A
82719 BELVOIR CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0185-0000

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																				
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:					STANDARD								
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023												Heated Area: 2013										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		3 100																																	
Bathrooms		3 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
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					82719 BELVOIR CT, FERNANDINA BEACH										BLD DATE 03/13/2023 NW					LGL DATE 04/24/2024 MLU															
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	0100	0	0	624.00	SF	5.20	5.20	100	2022	2022	3	100	3,245																				
2	0476	VF 6 SBPL	0100	0	0	96.00	LF	32.00	32.00	100	2022	2022	3	99	3,041																				
3	0470	VNYL GATE	0100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000136	C	SFR INT	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 09/12/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																			