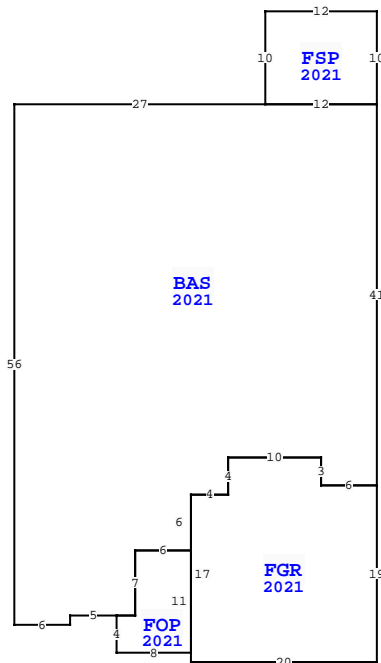


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,096	125.5380	125.54	263,132	2021	2021	0	0	0	1.00	99.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 1803 HX Base Yr														



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	2021	1,803	224,086
FGR	406	55	2021	223	27,715
FOP	74	30	2021	22	2,734
FSP	120	40	2021	48	5,966
TOTALS	2,403			2,096	260,501

82783 BELVOIR CT, FERNANDINA BEACH

BLD DATE	03/13/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/24/2024
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,501
TOTAL MARKET OB/XF VALUE			3,681
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			339,182
SOH/AGL Deduction			0
ASSESSED VALUE			339,182
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			339,182
TOTAL JUST VALUE			339,182
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005555	NEW CONSTR	260,190	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0064	3/03/2022	WD Q	Q	I	01	403,000
GRANTOR: BARUCH ALLAN S & LUCI						
GRANTEE: RMI SFR PROPCO B LP						
2516/0187	11/19/2021	SW Q	Q	I	01	307,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARUCH ALLAN S & LU						

EXTRA FEATURES															
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	0	0	0		715.00	SF	5.20				5.20	3,681

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2021] W12 S10 BAS=[YR=2021] W27 S56 E6 N1 E5 FOP=[YR=2021] S4 E8 FGR=[YR=2021] S1 E20 N19 W6 N3 W10 S4 W4 S17\$ N11 W6 S7 W2\$ E2 N7 E6 N6 E4 N4 E10 S3 E6 N41 W12\$ E12 N10\$.

LAND DESCRIPTION																								
TOTAL OB/XF 3,681																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							