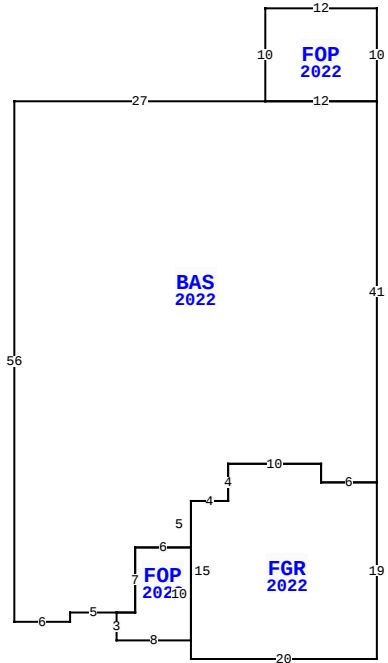


CASE DEBORAH LOU/CASE SARAH ANN
82847 BELVOIR CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0147-0000

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		03	GABLE/HIP 100	0100	01	2,089	121.5249	121.52	253,855	2022	2022	0	0	0	0.50	99.50	Tax Group: 4					Tax Dist:											
Roof Structure	03	GABLE/HIP 100		03	COMP SHNGL 100	1 SINGLE FAM - 100% - 2023										Heated Area: 1817										HX Base Yr 2023									
Roof Cover	05	DRYWALL 100		11	CLAY TILE 70											BUILDING MARKET VALUE										252,586									
Interior Wall	05	DRYWALL 100		11	CLAY TILE 70											TOTAL MARKET OB/XF VALUE										3,238									
Interior Floor	11	CLAY TILE 70		14	CARPET 30											TOTAL LAND VALUE - MARKET										75,000									
Interior Floor	14	CARPET 30		03	CENTRAL 100											TOTAL MARKET VALUE										330,824									
Air Condition	03	CENTRAL 100		04	AIR DUCTED 100											SOH/AGL Deduction										103,249									
Heating Type	04	AIR DUCTED 100		04	AIR DUCTED 100	ASSESSED VALUE										227,575																			
Bedrooms		4 100				TOTAL EXEMPTION VALUE										HX HB SX 100,722																			
Bathrooms		2 100				BASE TAXABLE VALUE										126,853																			
Bathrooms		2 100				TOTAL JUST VALUE										330,824																			
Frame	02	WOOD FRAME 100				NCON VALUE										0																			
Stories	1.	1. 100				INCOME VALUE																													
Units	0	0 100				PREVIOUS YEAR MKT VALUE										319,446																			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,817	100	2022	1,817	219,698																														
FGR	392	55	2022	216	26,117																														
FOP	66	30	2022	20	2,418																														
FOP	120	30	2022	36	4,353																														
TOTALS		2,395				2,089		252,586																											
EXTRA FEATURES						82847 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	629.00	SF	5.20	5.20	100	2022	2022	3	99	3,238																				
LAND DESCRIPTION		TOTAL OB/XF										3,238																							
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	000100	C	RES	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		04/19/2022		BY	NW	Total Acres: 0.00		Total Land Value: 75,000		Market: 0		Agricultural: 0		Common: 75,000		PRINTED 07/30/2025 BY SYS																			