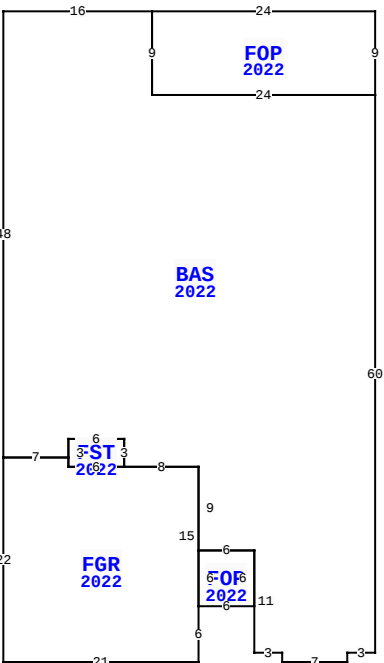


WILLIAMS DWAIN A JR & SIERRA A
82828 BELVOIR CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0168-0000

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	123.58	293,132	2022	2022		0		0	0.50	99.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2025										Heated Area: 2040					HX Base Yr 2025					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	291,666														
Interior Wall		05	DRYWALL 100																	3,326														
Interior Floo		11	CLAY TILE 70																	75,000														
Interior Floo		14	CARPET 30																	369,992														
Air Condition		03	CENTRAL 100																	0														
Heating Type		04	AIR DUCTED 100																	369,992														
Bedrooms			4 100																	50,722														
Bathrooms			3 100																	319,270														
Frame		02	WOOD FRAME 100																	369,992														
Stories		1.	1. 100																	0														
Units			0 100							INCOME VALUE																								
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE					356,832																			
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	2,040	100	2022	2,040	250,842																													
FGR	448	55	2022	246	30,249																													
FOP	36	30	2022	11	1,352																													
FOP	216	30	2022	65	7,993																													
FST	18	55	2022	10	1,230																													
TOTALS		2,758			2,372	291,666																												
EXTRA FEATURES					82828 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	646.00	SF	5.20	5.20	100	2022	2022	3	99	3,326																			