



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 Floop	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
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
BAS	1,791	100
FGR	441	55
FOP	25	30
FOP	120	30
PTO	120	5
TOTALS	2,497	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,084	126.5670	126.57	263,772	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 0% - 0 Heated Area: 1791 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,791	100	2021	1,791	224,420						
FGR	441	55	2021	243	30,449						
FOP	25	30	2021	8	1,003						
FOP	120	30	2021	36	4,511						
PTO	120	5	2021	6	751						
TOTALS	2,497			2,084	261,134						

82804 BELVOIR CT, FERNANDINA BEACH

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

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	665.00	SF	5.20	5.20	100	2021	2021	3	99	3,423	
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