

COHEN ANTHONY R & FELICIA Y
82884 BELVOIR CT
FERNANDINA BEACH, FL 32034

2026



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		2,089		121.5249		127.60		266,556		2022		2022		0		0		1.00		99.00		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2023		Heated Area: 1817		HX Base Yr 2023														Tax Group: 4		Tax Dist:	
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE		263,890	
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE		0	
Interior Floo		11		CLAY TILE 70																										TOTAL LAND VALUE - MARKET		75,000	
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE		338,890	
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		20,562	
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		318,328	
Bedrooms				4 100																										TOTAL EXEMPTION VALUE		HX HB 51,411	
Bathrooms				2 100																										BASE TAXABLE VALUE		266,917	
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		338,890	
Stories				1. 1. 100																										NCON VALUE		0	
Units				0 100																										INCOME VALUE			
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		330,881	
Quality		04		Quality Level 04																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
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		229,531																							
FGR		392		55		2022		216		27,286																							
FOP		66		30		2022		20		2,526																							
FOP		120		30		2022		36		4,548																							
TOTALS		2,395						2,089		263,890																							
EXTRA FEATURES																																	
82884 BELVOIR CT, FERNANDINA BEACH																																	