



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	129.76	307,791	2021	2021	0	0	0	1.50	98.50	VALUATION BY						STANDARD																								
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2024										Heated Area: 2040					HX Base Yr 2024					Tax Group: 4					Tax Dist:																		
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										303,174																							
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										0																							
Interior Floor	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET										75,000																							
Interior Floor	14	CARPET 30											TOTAL MARKET VALUE										378,174																							
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										2,156																							
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										376,018																							
Bedrooms	4	100											TOTAL EXEMPTION VALUE										51,411																							
Bathrooms	3	100											BASE TAXABLE VALUE										324,607																							
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										378,174																							
Stories	1.	1. 100											NCON VALUE										0																							
Units	0	100											INCOME VALUE																																	
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										368,933																							
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	2021	2,040	260,739																																									
FGR	448	55	2021	246	31,442																																									
FOP	36	30	2021	11	1,406																																									
FOP	216	30	2021	65	8,307																																									
FST	18	55	2021	10	1,279																																									
TOTALS	2,758			2,372	303,174																																									
EXTRA FEATURES																					82759 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																														