



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 Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	187,553
FGR	438	55	241	26,433
FOP	80	30	24	2,632
FOP	132	30	40	4,387
TOTALS	2,360		2,015	221,005

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	665.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,015	121.5249	109.68	221,005	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1710 HX Base Yr 2023											
82799 BELVOIR CT, FERNANDINA BEACH											

BLD DATE	03/13/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,005	
TOTAL MARKET OB/XF VALUE		3,458	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		284,463	
SOH/AGL Deduction		143,856	
ASSESSED VALUE		140,607	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		90,607	
TOTAL JUST VALUE		284,463	
NCON VALUE		222,783	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001243	CO ISSUED	0	01/21/2022
21005555	NEW CONSTR	249,550	05/04/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2534/0357	1/27/2022	WD	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: MURPHY CONNIE BRIGM					
2459/1521	5/06/2021	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W29 FOP=[YR=2022] W11 S12 E11 N12\$ S12 W11 S43 E7 FOP=[YR=2022] S6 E14 N2 FGR=[YR=2022] E19 N22 W5 S2 W19 S4 E3 S12 E1 S4 E1\$ W1 N4 W13\$ E12 N12 W3 N4 E19 N2 E5 N37\$.											