LOT 154
VILLAGE WALK PH 3 OR 2430/199

**WILLIAMS DARRELL LURLYN**
82903 BELVOIR CT
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-27-1102-0154-0000**

## BUILDING CHARACTERISTICS

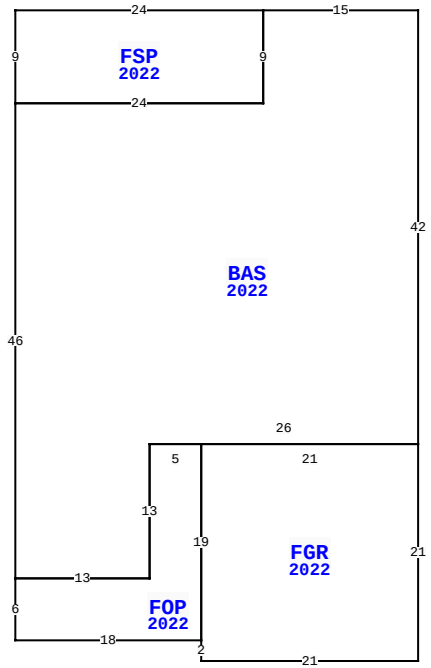
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,591 | 100 | 1,591 | 175,965 |
| FGR | 441 | 55 | 243 | 26,876 |
| FOP | 173 | 30 | 52 | 5,751 |
| FSP | 216 | 40 | 86 | 9,512 |
| TOTALS | 2,421 | | 1,972 | 218,103 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,972 | 122.5539 | 110.60 | 218,103 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1591 HX Base Yr 2023




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

82903 BELVOIR CT, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 218,103 |
| TOTAL MARKET OB/XF VALUE | | 3,494 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 281,597 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 281,597 |
| TOTAL EXEMPTION VALUE | HX HB WR SX | 105,000 |
| BASE TAXABLE VALUE | | 176,597 |
| TOTAL JUST VALUE | | 281,597 |
| NCON VALUE | | 221,597 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008190 | CO ISSUED | 0 | 05/26/2022 |
| 21005761 | NEW CONSTR | 241,935 | 11/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2569/1084 | 6/09/2022 | SW | Q | I | 01 | 353,300 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: WILLIAMS DARRELL LU | | | | | | |
| 2503/1930 | 10/07/2021 | WD | Q | V | 05 | 510,000 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] W24 S9 E24 N9$ S9 W24 S46 FOP=[YR=2022] S6 E18 FGR=[YR=2022] S2 E21 N21 W21 S19$ N19 W5 S13 W13$ E13 N13 E26 N42$.

## EXTRA FEATURES

| LN | 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 | 672.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,494 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,494

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000136 | C | SFR INT | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 06/14/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS