LOT 157
VILLAGE WALK PH 3 OR 2430/199

ELEFANT GIGI
82927 BELVOIR CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0157-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

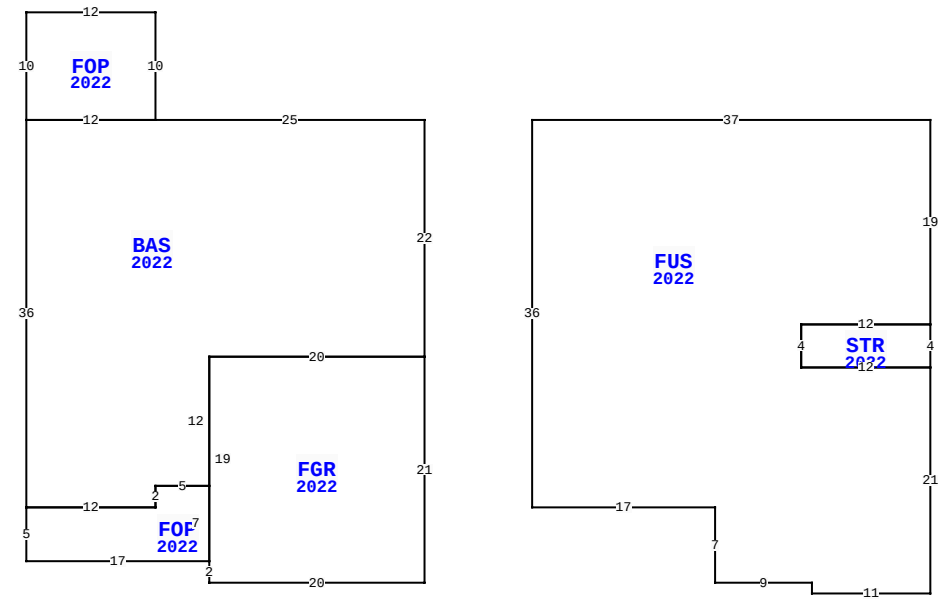
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100	1,042	108,535
FGR	420	55	231	24,061
FOP	95	30	28	2,916
FOP	120	30	36	3,750
FUS	1,435	100	1,435	149,470
STR	48	10	5	521
TOTALS	3,160		2,777	289,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,777	115.4160	104.16	289,252	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2477 HX Base Yr



82927 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

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	289,252
TOTAL MARKET OB/XF VALUE	3,193
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	352,445
SOH/AGL Deduction	0
ASSESSED VALUE	352,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,445
TOTAL JUST VALUE	352,445
NCON VALUE	292,445
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011158	CO ISSUED	0	07/21/2022
21005908	NEW CONSTR	351,916	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0387	7/22/2022	SW	Q	I	01	423,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ELEFANT GIGI						
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] W25 FOP=[YR=2022] N10 W12 S10 E12$ W12 S36 FOP=[YR=2022] S5 E17 FGR=[YR=2022] S2 E20 N21 W20 S19 $ N7 W5 S2 W12$ E12 N2 E5 N12 E20 N22$ PTR=E10 FUS=[YR=2022] S36 E17 S7 E9 S1 E11 N21 STR=[YR=2022] N4 W12 S4 E12$ W12 N4 E12 N19 W37$ W10$.

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	614.00	SF	5.20	5.20	100	2022	2022	3	100	3,193	

LAND DESCRIPTION

TOTAL OB/XF 3,193

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/19/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS