LOT 159
VILLAGE WALK PH 3 OR 2430/199

**LOCASTRO DIANE & JOHN**
82900 BELVOIR CT
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-27-1102-0159-0000**

## 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 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

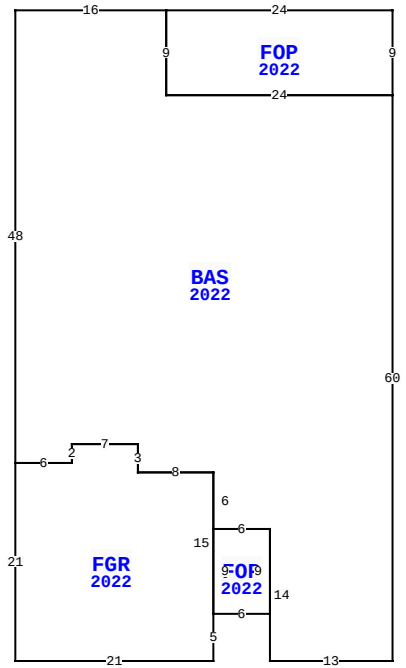
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,013 | 100 | 2,013 | 224,510 |
| FGR | 447 | 55 | 246 | 27,436 |
| FOP | 54 | 30 | 16 | 1,784 |
| FOP | 216 | 30 | 65 | 7,249 |
| TOTALS | 2,730 | | 2,340 | 260,980 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,340 | 123.5829 | 111.53 | 260,980 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2013 HX Base Yr 2023




82900 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 | | 260,980 |
| TOTAL MARKET OB/XF VALUE | | 3,214 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 324,194 |
| SOH/AGL Deduction | | 36,949 |
| ASSESSED VALUE | | 287,245 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 237,245 |
| TOTAL JUST VALUE | | 324,194 |
| NCON VALUE | | 263,842 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008909 | CO ISSUED | 0 | 06/10/2022 |
| 21015487 | NEW CONSTR | 296,390 | 11/08/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2575/0106 | 6/30/2022 | SW | Q | I | 02 | 384,900 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: LOCASTRO DIANE & JO | | | | | | |
| 2511/1144 | 11/04/2021 | WD | Q | V | 05 | 658,000 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W16 S48 FGR=[YR=2022] S21 E21 N5 FOP=[YR=2022] E6 N9 W6 S9$ N15 W8 N3 W7 S2 W6$ E6 N2 E7 S3 E8 S6 E6 S14 E13 N60 W24 N9$ S9 E24 N9$.

## 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 | 618.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,214 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,214

| 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 | 000135 | C | SFR CNSVTN | 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