LOT 162
VILLAGE WALK PH 3 OR 2430/199

WAGUESPACK PERRI JR & LINDSAY
82876 BELVOIR COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0162-0000

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

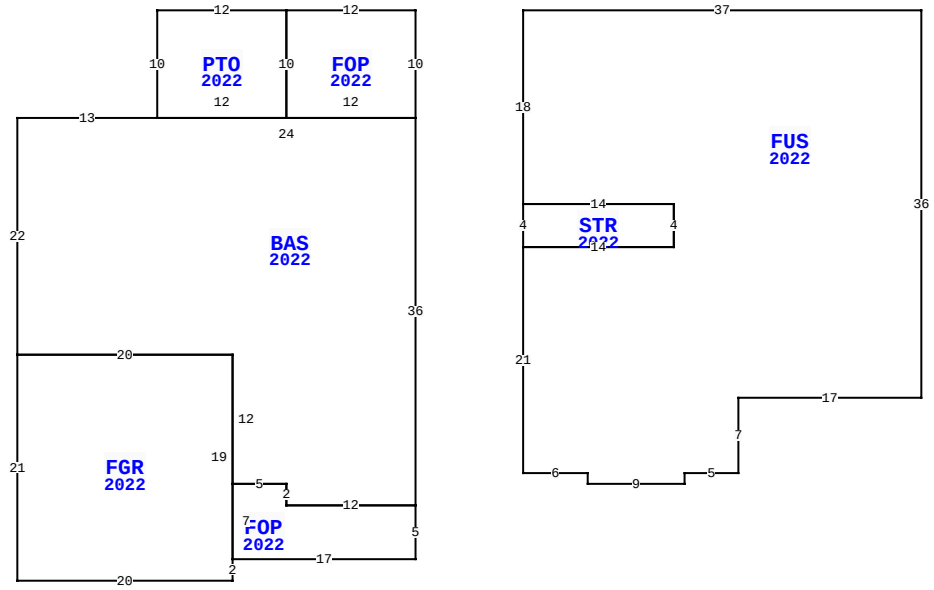
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100	1,042	111,379
FGR	420	55	231	24,692
FOP	95	30	28	2,993
FOP	120	30	36	3,848
FUS	1,425	100	1,425	152,318
PTO	120	5	6	641
STR	56	10	6	641
TOTALS	3,278		2,774	296,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	118.4400	106.89	296,513	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2467 HX Base Yr 2023



82876 BELVOIR CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,513
TOTAL MARKET OB/XF VALUE		3,546
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		360,059
SOH/AGL Deduction		5,337
ASSESSED VALUE		354,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,722
TOTAL JUST VALUE		360,059
NCON VALUE		300,010
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007388	CO ISSUED	0	05/12/2022
21004725	NEW CONSTR	351,916	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1588	8/19/2022	SW	Q	I	01	445,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WAGUESPACK PERRI J						
2485/0902	8/05/2021	WD	Q	V	05	433,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 PTO=[YR=2022] W12 S10 BAS=[YR=2022] W13 S22 FGR=[YR=2022] S21 E20 N2 FOP=[YR=2022] E17 N5 W12 N2 W5 S7$ N19 W20$ E20 S12 E5 S2 E12 N36 W24$ E12 N10$ S10 E12 N10$PTR=E10 FUS=[YR=2022] S18 STR=[YR=2022] S4 E14 N4 W14$ E14 S4 W14 S21 E6 S1 E9 N1 E5 N7 E17 N36 W37$ W10$.

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	682.00	SF	5.20	5.20	100	2022	2022	3	100	3,546	

LAND DESCRIPTION

TOTAL OB/XF 3,546

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 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