LOT 180
VILLAGE WALK PH 3 OR 2430/199

**LESTER ANTONIO DEMETRICK**
82732 BELVOIR CT
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-27-1102-0180-0000**

## BUILDING CHARACTERISTICS

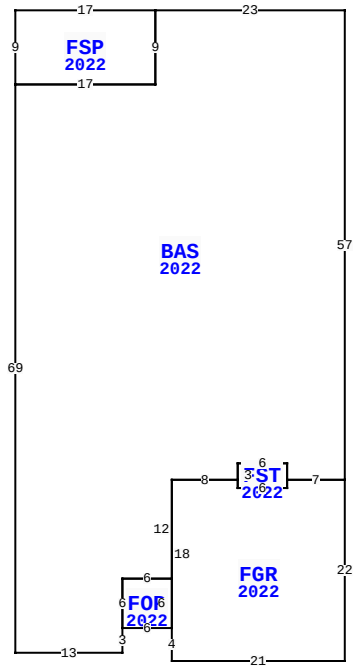
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,460 | 100 | 2,460 | 264,302 |
| FGR | 456 | 55 | 251 | 26,967 |
| FOP | 36 | 30 | 11 | 1,182 |
| FSP | 153 | 40 | 61 | 6,554 |
| FST | 18 | 55 | 10 | 1,074 |
| TOTALS | 3,123 | | 2,793 | 300,080 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,793 | 119.0448 | 107.44 | 300,080 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 2460 HX Base Yr




82732 BELVOIR CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 300,080 |
| TOTAL MARKET OB/XF VALUE | 3,552 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 363,632 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 363,632 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 363,632 |
| TOTAL JUST VALUE | 363,632 |
| NCON VALUE | 303,632 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22004193 | CO ISSUED | 0 | 03/17/2022 |
| 21005555 | NEW CONSTR | 347,060 | 05/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2549/1068 | 3/22/2022 | SW | Q | I | 01 | 420,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: LESTER ANTONIO DEME | | | | | | |
| 2459/1521 | 5/06/2021 | WD | Q | V | 05 | 1,072,100 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W23 FSP=[YR=2022] W17 S9 E17 N9$ S9 W17 S69 E13 N3 FOP=[YR=2022] E6 FGR=[YR=2022] S4 E21 N22 W7 FST=[YR=2022] S1 W6 N3 E6 S2$ S1 W6 N1 W8 S18$ N6 W6 S6$ N6 E6 N12 E8 N2 E6 S2 E7 N57$.

## 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 | 0 | 0 | 0 | 683.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,552 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,552

| 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 | 000134 | C | SFR POND | 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 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