LOT 183
VILLAGE WALK PH 3 OR 2430/199

HARBISON ERIC E & MEAGAN M
82708 BELVOIR CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0183-0000

BUILDING CHARACTERISTICS

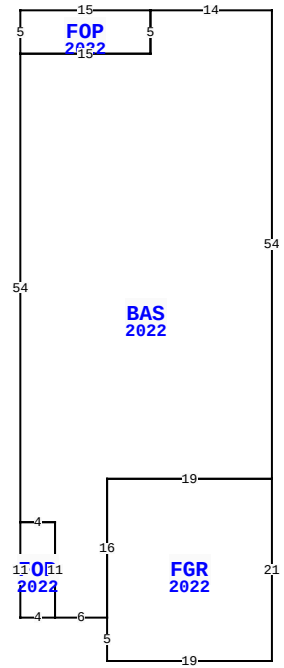
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,607	100	1,607	176,256
FGR	399	55	219	24,020
FOP	44	30	13	1,426
FOP	75	30	22	2,413
TOTALS	2,125		1,861	204,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	121.5249	109.68	204,114	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1607 HX Base Yr



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

82708 BELVOIR CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,114
TOTAL MARKET OB/XF VALUE	3,817
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	267,931
SOH/AGL Deduction	0
ASSESSED VALUE	267,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,931
TOTAL JUST VALUE	267,931
NCON VALUE	207,931
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002639	CO ISSUED	0	02/16/2022
21005910	NEW CONSTR	238,214	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0279	4/19/2022	SW	Q	I	01	390,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARBISON ERIC R & M						
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] W14 FOP=[YR=2022] W15 S5 E15 N5$ S5 W15 S54 FOP=[YR=2022] S11 E4 N11 W4$ E4 S11 E6 FGR=[YR=2022] S5 E19 N21 W19 S16$ N16 E19 N54$.

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	734.00	SF	5.20	5.20	100	2022	2022	3	100	3,817	

LAND DESCRIPTION

TOTAL OB/XF 3,817

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