LOT 189
VILLAGE WALK PH 3 OR 2430/199

BOLTON HENRY L & MOZELLA
82751 BELVOIR CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0189-0000

BUILDING CHARACTERISTICS

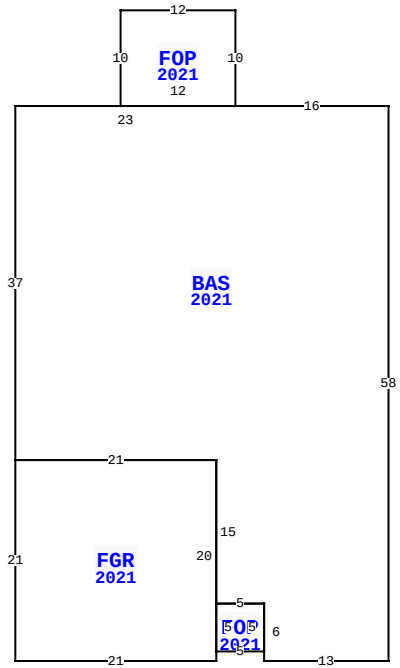
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,791	100	1,791	198,085
FGR	441	55	243	26,876
FOP	25	30	8	885
FOP	120	30	36	3,982
TOTALS	2,377		2,078	229,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	122.5539	110.60	229,827	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1791 HX Base Yr 2023



82751 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		229,827
TOTAL MARKET OB/XF VALUE		3,297
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		293,124
SOH/AGL Deduction		0
ASSESSED VALUE		293,124
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,124
TOTAL JUST VALUE		293,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017764	CO ISSUED	0	12/23/2021
21005555	NEW CONSTR	234,652	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/0938	12/27/2021	SW	Q	I	01	357,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BOLTON HENRY L & MO						
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=2021] W16 FOP=[YR=2021] N10 W12 S10 E12$ W23 S37
FGR=[YR=2021] S21 E21 N1 FOP=[YR=2021] E5 N5 W5 S5$ N20 W21$
E21 S15 E5 S6 E13 N58 $.

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	634.00	SF	5.20	5.20	100	2021	2021	3	100	3,297	

LAND DESCRIPTION

TOTAL OB/XF 3,297

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	000100	C	SFR	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 12/15/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS