



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	1,710	100	1,710	197,420
FGR	438	55	241	27,823
FOP	80	30	24	2,771
FOP	132	30	40	4,618
TOTALS	2,360		2,015	232,632

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	665.00	SF	5.20	5.20	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,015	121.5249	115.45	232,632	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 1710 HX Base Yr 2023														
82799 BELVOIR CT, FERNANDINA BEACH														

BLD DATE	03/13/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/24/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					232,632				
TOTAL MARKET OB/XF VALUE					3,458				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					311,090				
SOH/AGL Deduction					166,265				
ASSESSED VALUE					144,825				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					94,825				
TOTAL JUST VALUE					311,090				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					284,463				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001243	CO ISSUED	0	01/21/2022
21005555	NEW CONSTR	249,550	05/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2534/0357	1/27/2022	WD	Q	I	01	345,900	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MURPHY CONNIE BRIGM							
2459/1521	5/06/2021	WD	Q	V	05	1,072,100	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W29 FOP=[YR=2022] W11 S12 E11 N12\$ S12 W11 S43 E7 FOP=[YR=2022] S6 E14 N2 FGR=[YR=2022] E19 N22 W5 S2 W19 S4 E3 S12 E1 S4 E1\$ W1 N4 W13\$ E12 N12 W3 N4 E19 N2 E5 N37\$.									