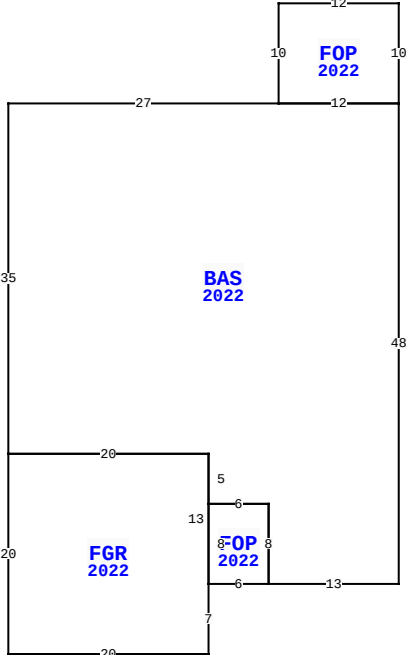




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,564	100	1,564	185,803
FGR	400	55	220	26,136
FOP	48	30	14	1,663
FOP	120	30	36	4,277
TOTALS	2,132		1,834	217,879

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,834	125.0550	118.80	217,879	2022	2022	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 1564 HX Base Yr 2023												
												
82815 BELVOIR CT, FERNANDINA BEACH												
		BLD DATE	03/13/2023		NW	LGL DATE			04/24/2024	MLU		
		XF DATE				LAND DATE						
		INC DATE				AG DATE						

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0 0	719.00	SF	5.20	5.20	100	2022	2022	3	100	3,739	

LAND DESCRIPTION										TOTAL OB/XF										3,739	
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	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					
REVIEW DATE		06/14/2022		BY NW		Total Acres: 0.00		Total Land Value: 75,000				Market: 0		Agricultural: 0							

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4			
VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE										217,879			
TOTAL MARKET OB/XF VALUE										3,739			
TOTAL LAND VALUE - MARKET										75,000			
TOTAL MARKET VALUE										296,618			
SOH/AGL Deduction										17,772			
ASSESSED VALUE										278,846			
TOTAL EXEMPTION VALUE										HX HB 50,000			
BASE TAXABLE VALUE										228,846			
TOTAL JUST VALUE										296,618			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										270,724			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009740	CO ISSUED	0	06/24/2022
21015493	NEW CONSTR	229,055	11/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2574/1242	6/29/2022	SW	Q	I	01	339,500	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: BAKER TAMMY LYNN &							
2511/1144	11/04/2021	WD	Q	V	05	658,000	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W12 S10 BAS=[YR=2022] W27 S35 FGR=[YR=2022] S20 E20 N7 FOP=[YR=2022] E6 N8 W6 S8\$ N13 W20\$ E20 S5 E6 S8 E13 N48 W12\$ E12 N10\$.									