LOT 149
VILLAGE WALK PH 3 OR 2430/199

MORSE DONALD A & BARBARA J
82863 BELVOIR CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0149-0000

NASSAU COUNTY PROPERTY

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.	N/A 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

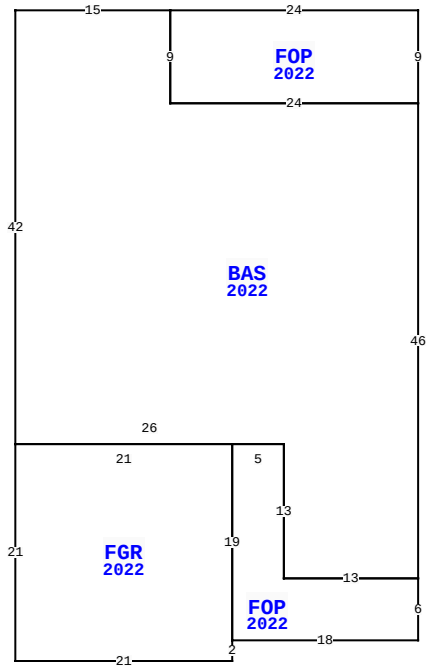
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	185,240
FGR	441	55	243	28,292
FOP	173	30	52	6,054
FOP	216	30	65	7,568
TOTALS	2,421		1,951	227,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	122.5539	116.43	227,155	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1591 HX Base Yr 2023



82863 BELVOIR CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,155
TOTAL MARKET OB/XF VALUE		2,896
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		305,051
SOH/AGL Deduction		148,702
ASSESSED VALUE		156,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,349
TOTAL JUST VALUE		305,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004610	CO ISSUED	0	03/18/2022
21004610	NEW CONSTR	241,935	08/01/2021
21004610	NEW CONSTR	241,935	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1263	3/31/2022	SW	Q	I	02	338,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MORSE DONALD ALLEN						
2485/0902	8/05/2021	WD	Q	V	05	433,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W15 S42 FGR=[YR=2022] S21 E21 N2 FOP=[YR=2022] E18 N6 W13 N13 W5 S19$ N19 W21$ E26 S13 E13 N46 W24 N9$ S9 E24 N9$.

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	557.00	SF	5.20	5.20	100	2022	2022	3	100	2,896	

LAND DESCRIPTION

TOTAL OB/XF 2,896

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	75,000.00	75,000.00	75,000							

REVIEW DATE 04/19/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS