LOT 156
VILLAGE WALK PH 3 OR 2430/199

MCGEE CLARA
82919 BELVOIR CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0156-0000

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

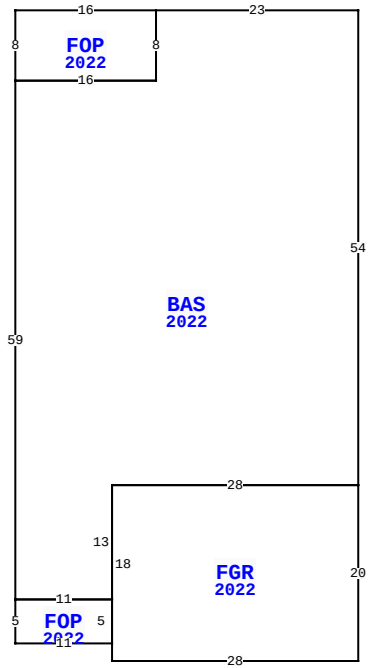
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2,121	235,813
FGR	560	55	308	34,243
FOP	55	30	16	1,779
FOP	128	30	38	4,225
TOTALS	2,864		2,483	276,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	117.0288	111.18	276,060	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2121 HX Base Yr 2023



82919 BELVOIR CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,060
TOTAL MARKET OB/XF VALUE		4,649
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		355,709
SOH/AGL Deduction		18,999
ASSESSED VALUE		336,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,710
TOTAL JUST VALUE		355,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009152	CO ISSUED	0	06/15/2022
21006425	NEW CONSTR	310,276	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1171	6/16/2022	SW	Q	I	01	389,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCGEE CLARA						
2503/1930	10/07/2021	WD	Q	V	05	510,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 FOP=[YR=2022] W16 S8 E16 N8$ S8 W16 S59
FOP=[YR=2022] S5 E11 FGR=[YR=2022] S2 E28 N20 W28 S18$ N5
W11$ E11 N13 E28 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	100	0	0	894.00	SF	5.20	5.20	100	2022	2022	3	100	4,649	

LAND DESCRIPTION

TOTAL OB/XF 4,649

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	000136	C	SFR INT	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 06/14/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS