



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 Floop	11	CLAY TILE 100
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	1,902	100	1,902	224,969
FGR	462	55	254	30,043
FOP	39	30	12	1,419
FOP	88	30	26	3,075
TOTALS	2,491		2,194	259,506

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,194	124.5090	118.28	259,506	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 1902											
HX Base Yr											
82908 BELVOIR CT, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU											
XF DATE INC 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	0	0	0		731.00	SF	5.20				3,801	

EXTRA FEATURES											
TOTAL OB/XF 3,801											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		259,506	
TOTAL MARKET OB/XF VALUE		3,801	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		338,307	
SOH/AGL Deduction		0	
ASSESSED VALUE		338,307	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		338,307	
TOTAL JUST VALUE		338,307	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000992	CO ISSUED	0	01/18/2022
21005017	NEW CONSTR	275,592	05/10/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2568/1047	5/31/2022	WD	Q	I	01
GRANTOR: FOX JESSICA MARIE					
GRANTEE: FKH SFR PROPCO K LP					
2532/0215	1/21/2022	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: FOX JESSICA MARIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W12 FOP=[YR=2022] W11 S8 E10 R1 U1 N7\$ S7 L1 D1 W10 N8 W16 S44 FGR=[YR=2022] S22 E21 N2 FOP=[YR=2022] E6 N4 W1 N3 W5 S7\$ N20 W21\$ E21 S13 E5 S3 E13 N60\$.											