



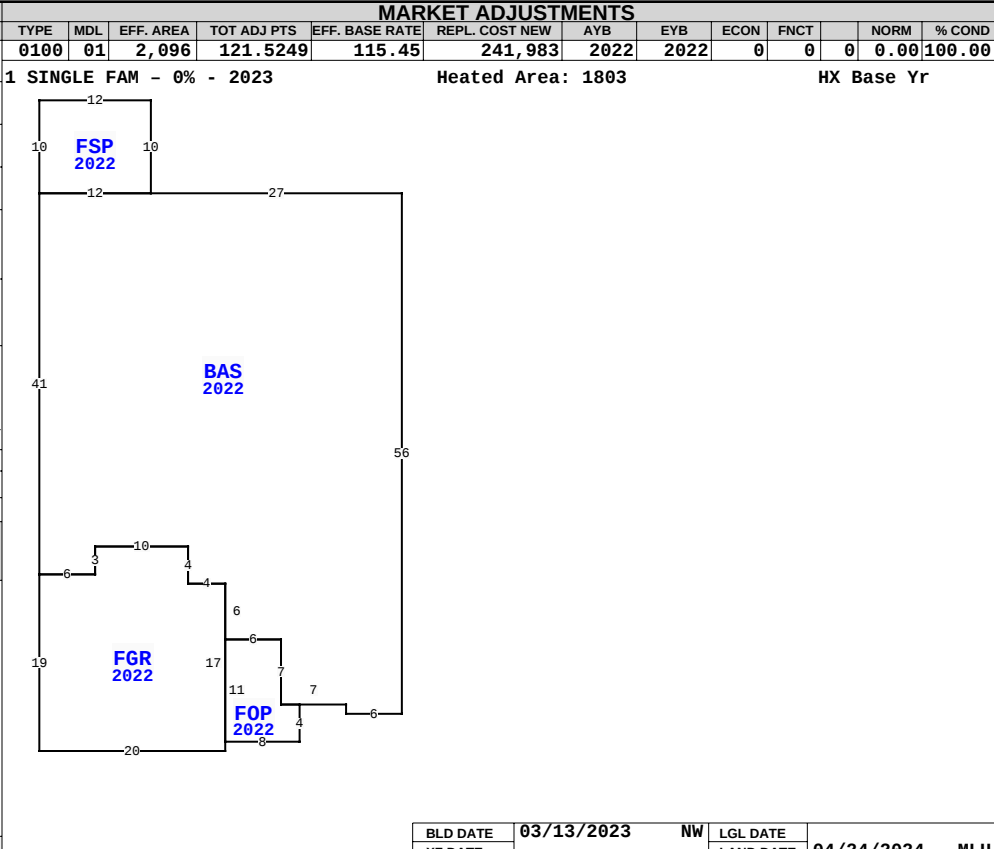
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,803	100	1,803	208,156
FGR	406	55	223	25,745
FOP	74	30	22	2,540
FSP	120	40	48	5,542
TOTALS	2,403		2,096	241,983

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	0	0	687.00	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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



82860 BELVOIR CT, FERNANDINA BEACH	BLD DATE 03/13/2023	NW	LGL DATE	04/24/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								241,983	
TOTAL MARKET OB/XF VALUE								3,572	
TOTAL LAND VALUE - MARKET								75,000	
TOTAL MARKET VALUE								320,555	
SOH/AGL Deduction								0	
ASSESSED VALUE								320,555	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								320,555	
TOTAL JUST VALUE								320,555	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								293,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004619	CO ISSUED	0	03/30/2022
21004619	NEW CONSTR	262,395	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/77	6/27/2024	WD	Q	I	01	400,000
GRANTOR: HALE ROBERT DEAN & KI						
GRANTEE: CASE FAMILY TRUST						
2552/1489	3/30/2022	SW	Q	I	02	354,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HALE ROBERT DEAN &						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W27 FSP=[YR=2022] N10 W12 S10 E12\$ W12 S41 FGR=[YR=2022] S19 E20 N1 FOP=[YR=2022] E8 N4 W2 N7 W6 S11\$ N17 W4 N4 W10 S3 W6\$ E6 N3 E10 S4 E4 S6 E6 S7 E7 S1 E6 N56\$.														