

LOT 173
VILLAGE WALK PH 3 OR 2430/199

PILCHARD WILLIAM ALBERT & VIRGINIA MARIE
82788 BELVOIR COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0173-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	31	HARDIE BRD 100	0100	01	2,340	123.5829	117.40	274,716	2022	2022	0	0	0.00	100.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024													Heated Area: 2013																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	11	CLAY TILE 70														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										274,716									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										3,359									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms		3 100														TOTAL MARKET VALUE										353,075									
Bathrooms		3 100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										353,075									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										303,075									
Occupancy	00	NONE 100	TOTAL JUST VALUE										353,075																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										324,339																						
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	2,013	100	2,013	236,326																															
FGR	447	55	246	28,880																															
FOP	54	30	16	1,878																															
FOP	216	30	65	7,631																															
TOTALS			2,730		2,340	274,716																													
EXTRA FEATURES			82788 BELVOIR CT, FERNANDINA BEACH																																
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	646.00	SF	5.20	5.20	100	2022	2022	3	100	3,359																				
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000135	C	SFR CNSVTN	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																																			