LOT 174
VILLAGE WALK PH 3 OR 2430/199

HOLLEY JULIA S & JAYCE H
82780 BELVOIR COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0174-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

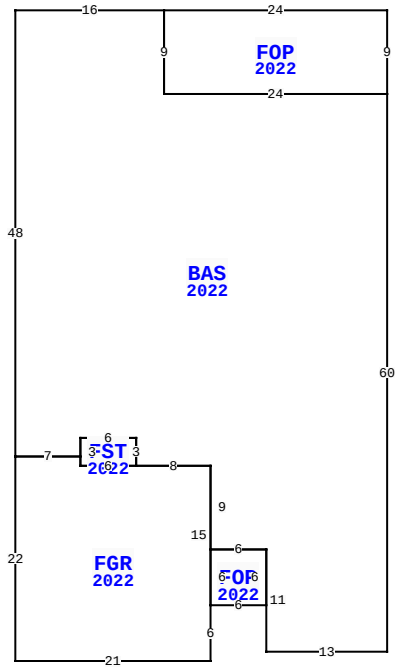
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,033	100	2,033	238,674
FGR	448	55	246	28,880
FOP	36	30	11	1,291
FOP	216	30	65	7,631
FST	18	55	10	1,174
TOTALS	2,751		2,365	277,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	123.5829	117.40	277,651	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2033 HX Base Yr 2023



82780 BELVOIR CT, FERNANDINA BEACH

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

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	643.00	SF	5.20	5.20	100	2022	2022	3	100	3,344	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,651
TOTAL MARKET OB/XF VALUE		3,344
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		355,995
SOH/AGL Deduction		19,070
ASSESSED VALUE		336,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,925
TOTAL JUST VALUE		355,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007468	CO ISSUED	0	05/12/2022
21003840	NEW CONSTR	297,129	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/0740	5/27/2022	SW	Q	I	01	389,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HOLLEY JULIA S & JA						
2494/0082	9/02/2021	WD	Q	V	05	507,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W16 S48 FGR=[YR=2022] S22 E21 N6 FOP=[YR=2022] E6 N6 W6 S6$ N15 W8 FST=[YR=2022] W6 N3 E6 S3$ W6 N1 W7$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 W24 N9$ S9 E24 N9$.

LAND DESCRIPTION

TOTAL OB/XF 3,344

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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