LOT 184
VILLAGE WALK PH 3 OR 2430/199

HUBBS ANTHONY DANIEL & AMELITA S
82711 BELVOIR CT
FERNANDINA BEACH, FL 32259

2024

40-2N-27-1102-0184-0000

BUILDING CHARACTERISTICS

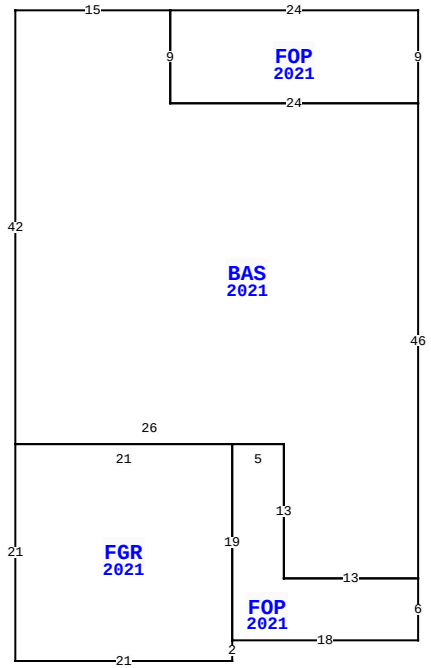
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,591	100	1,591	184,314
FGR	441	55	243	28,151
FOP	173	30	52	6,024
FOP	216	30	65	7,530
TOTALS	2,421		1,951	226,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	122.5539	116.43	227,155	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1591 HX Base Yr 2022



82711 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		226,019
TOTAL MARKET OB/XF VALUE		3,696
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		304,715
SOH/AGL Deduction		32,601
ASSESSED VALUE		272,114
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		217,114
TOTAL JUST VALUE		304,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016427	CO ISSUED	0	11/24/2021
21005555	NEW CONSTR	239,704	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/1375	11/30/2021	WD	Q	I	01	288,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUBBS ANTHONY DANIE						
2439/1850	3/04/2021	WD	Q	V	05	1,205,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 BAS=[YR=2021] W15 S42 FGR=[YR=2021] S21 E21 N2 FOP=[YR=2021] E18 N6 W13 N13 W5 S19$ N19 W21$ E26 S13 E13 N46 W24 N9$ S9 E24 N9$.

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	718.00	SF	5.20	5.20	100	2021	2021	3	99	3,696	

LAND DESCRIPTION

TOTAL OB/XF 3,696

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	000134	C	SFR POND	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 12/15/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS