LOT 187
VILLAGE WALK PH 3 OR 2430/199

COLLINS JAMES R JR & ELIZABETH ANN
82735 BELVOIR COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0187-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

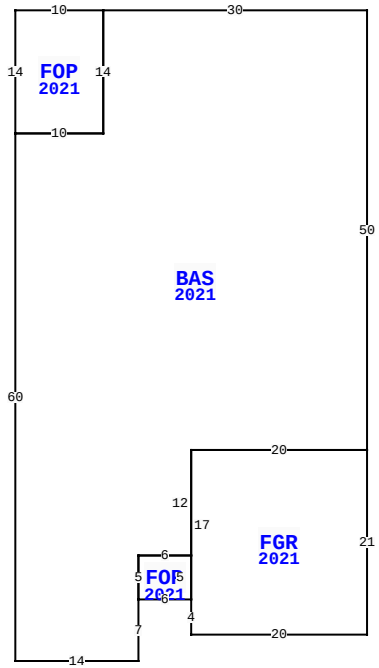
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	2,268	259,539
FGR	420	55	231	26,434
FOP	30	30	9	1,030
FOP	140	30	42	4,806
TOTALS	2,858		2,550	291,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,550	121.0608	115.01	293,276	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2268 HX Base Yr 2022



82735 BELVOIR CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,810
TOTAL MARKET OB/XF VALUE		3,151
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,961
SOH/AGL Deduction		38,001
ASSESSED VALUE		331,960
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,960
TOTAL JUST VALUE		369,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017947	CO ISSUED	0	12/29/2021
21005555	NEW CONSTR	322,111	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0580	12/31/2021	SW	Q	I	01	395,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COLLINS JAMES RONAL						
2459/1521	5/06/2021	WD	Q	V	05	1,072,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 FOP=[YR=2021] W10 S14 E10 N14$ S14 W10 S60 E14 N7 FOP=[YR=2021] E6 FGR=[YR=2021] S4 E20 N21 W20 S17$ N5 W6 S5$ N5 E6 N12 E20 N50$.

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	612.00	SF	5.20	5.20	100	2021	2021	3	99	3,151	

LAND DESCRIPTION

TOTAL OB/XF 3,151

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	000100	C	SFR	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 01/13/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS