LOT 144
VILLAGE WALK PH 3 OR 2430/199

NUTIAL GARY ALAN & LEIGH ANN
82791 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0144-0000

BUILDING CHARACTERISTICS

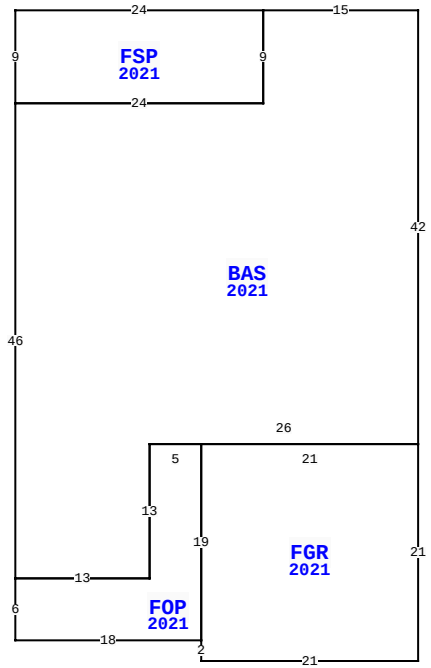
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2021	1,591	193,027
FGR	441	55	2021	243	29,482
FOP	173	30	2021	52	6,309
FSP	216	40	2021	86	10,434
TOTALS	2,421			1,972	239,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	122.5539	122.55	241,669	2021	2021	0	0	0	1.00	99.00

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



82791 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		239,252
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		318,036
SOH/AGL Deduction		35,696
ASSESSED VALUE		282,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,618
TOTAL JUST VALUE		318,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005555	NEW CONSTR	241,935	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0313	11/10/2021	SW	Q	I	02	345,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NUTIAL GARY ALAN &						
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] W15 FSP=[YR=2021] W24 S9 E24 N9$ S9 W24 S46 FOP=[YR=2021] S6 E18 FGR=[YR=2021] S2 E21 N21 W21 S19$ N19 W5 S13 W13$ E13 N13 E26 N42$.

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	735.00	SF	5.20	5.20	100	2021	2021	3	99	3,784	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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	RES	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 07/30/2025 BY SYS