



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	1,710	100	2022	1,710	206,760
FGR	438	55	2022	241	29,140
FOP	80	30	2022	24	2,901
FOP	132	30	2022	40	4,837
TOTALS	2,360			2,015	243,639

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,015	121.5249	121.52	244,863	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1710 HX Base Yr 2023											
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU											
XF DATE INC DATE											

82799 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	665.00	SF	5.20	5.20	100	2022	2022	3	99	3,423	

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE	04/19/2022	BY	NW	Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					243,639				
TOTAL MARKET OB/XF VALUE					3,423				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					322,062				
SOH/AGL Deduction					173,037				
ASSESSED VALUE					149,025				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					98,303				
TOTAL JUST VALUE					322,062				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					311,090				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001243	CO ISSUED	0	01/21/2022
21005555	NEW CONSTR	249,550	05/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2534/0357	1/27/2022	WD	Q	I	01	345,900	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MURPHY CONNIE BRIGM							
2459/1521	5/06/2021	WD	Q	V	05	1,072,100	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W29 FOP=[YR=2022] W11 S12 E11 N12\$ S12 W11 S43 E7 FOP=[YR=2022] S6 E14 N2 FGR=[YR=2022] E19 N22 W5 S2 W19 S4 E3 S12 E1 S4 E1\$ W1 N4 W13\$ E12 N12 W3 N4 E19 N2 E5 N37\$.														