LOT 148
VILLAGE WALK PH 3 OR 2430/199

HUNTER KEVIN & STACEY M
82855 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0148-0000

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

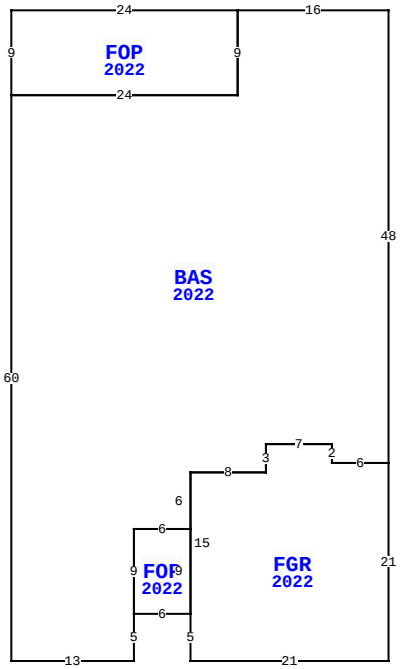
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2022	2,013	247,523
FGR	447	55	2022	246	30,249
FOP	54	30	2022	16	1,967
FOP	216	30	2022	65	7,993
TOTALS	2,730			2,340	287,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	123.5829	123.58	289,177	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2013 HX Base Yr 2023



82855 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		287,731
TOTAL MARKET OB/XF VALUE		3,413
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		366,144
SOH/AGL Deduction		22,292
ASSESSED VALUE		343,852
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,130
TOTAL JUST VALUE		366,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005115	CO ISSUED	0	04/04/2022
21004307	NEW CONSTR	296,390	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1846	4/14/2022	SW	Q	I	02	398,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUNTER KEVIN & STAC						
2485/0902	8/05/2021	WD	Q	V	05	433,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W24 S9 E24 N9$ S9 W24 S60 E13 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S5 E21 N21 W6 N2 W7 S3 W8 S15$ N9 W6 S9$ N9 E6 N6 E8 N3 E7 S2 E6 N48$.

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	663.00	SF	5.20	5.20	100	2022	2022	3	99	3,413	

LAND DESCRIPTION

TOTAL OB/XF 3,413

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 04/19/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS