



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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	2022	1,591	194,002
FGR	441	55	2022	243	29,631
FOP	173	30	2022	52	6,341
FSP	216	40	2022	86	10,486
TOTALS	2,421			1,972	240,461

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	672.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

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	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 0% - 2025 Heated Area: 1591 HX Base Yr											
82903 BELVOIR CT, FERNANDINA BEACH											

TOTAL OB/XF											
3,459											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,461	
TOTAL MARKET OB/XF VALUE		3,459	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		318,920	
SOH/AGL Deduction		0	
ASSESSED VALUE		318,920	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		318,920	
TOTAL JUST VALUE		318,920	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		308,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008190	CO ISSUED	0	05/26/2022
21005761	NEW CONSTR	241,935	11/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2766/1830	2/05/2025	FJ U	I	I	11	0	
GRANTOR: WILLIAMS DARRELL LURL							
GRANTEE: ERL TERESA KAY WILL							
2766/1826	2/05/2025	FJ U	I	I	11	0	
GRANTOR: WILLIAMS DARRELL LURL							
GRANTEE: ERL TERESA KAY WILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W15 FSP=[YR=2022] W24 S9 E24 N9\$ S9 W24 S46 FOP=[YR=2022] S6 E18 FGR=[YR=2022] S2 E21 N21 W21 S19\$ N19 W5 S13 W13\$ E13 N13 E26 N42\$.									