LOT 156
VILLAGE WALK PH 3 OR 2430/199

MCGEE CLARA
82919 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0156-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

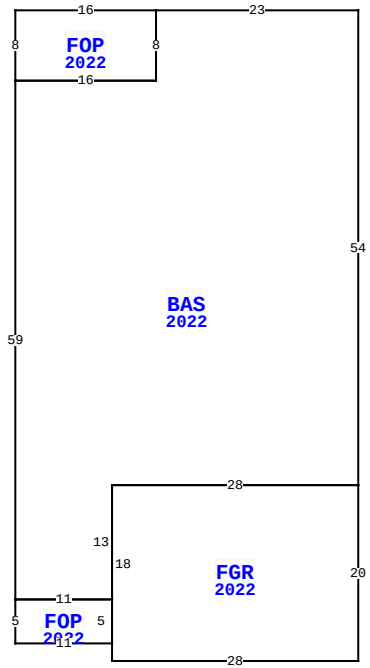
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2022	2,121	246,980
FGR	560	55	2022	308	35,865
FOP	55	30	2022	16	1,863
FOP	128	30	2022	38	4,425
TOTALS	2,864			2,483	289,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	117.0288	117.03	290,585	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2121 HX Base Yr 2023



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

82919 BELVOIR CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,132
TOTAL MARKET OB/XF VALUE		4,602
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		368,734
SOH/AGL Deduction		22,259
ASSESSED VALUE		346,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,753
TOTAL JUST VALUE		368,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009152	CO ISSUED	0	06/15/2022
21006425	NEW CONSTR	310,276	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1171	6/16/2022	SW	Q	I	01	389,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCGEE CLARA						
2503/1930	10/07/2021	WD	Q	V	05	510,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 FOP=[YR=2022] W16 S8 E16 N8$ S8 W16 S59
FOP=[YR=2022] S5 E11 FGR=[YR=2022] S2 E28 N20 W28 S18$ N5
W11$ E11 N13 E28 N54$.

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	894.00	SF	5.20	5.20	100	2022	2022	3	99	4,602	

LAND DESCRIPTION

TOTAL OB/XF 4,602

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 06/14/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS