LOT 157
VILLAGE WALK PH 3 OR 2430/199

ELEFANT GIGI
82927 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0157-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

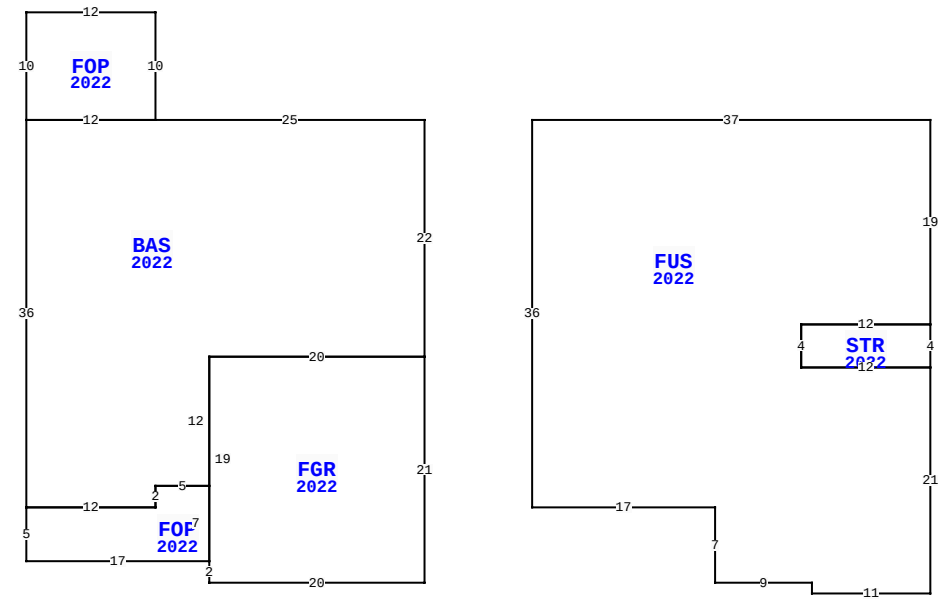
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100	2022	1,042	119,667
FGR	420	55	2022	231	26,529
FOP	95	30	2022	28	3,216
FOP	120	30	2022	36	4,134
FUS	1,435	100	2022	1,435	164,800
STR	48	10	2022	5	574
TOTALS	3,160			2,777	318,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,777	115.4160	115.42	320,521	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2477 HX Base Yr 2025



82927 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		318,918
TOTAL MARKET OB/XF VALUE		3,161
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		397,079
SOH/AGL Deduction		0
ASSESSED VALUE		397,079
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		346,357
TOTAL JUST VALUE		397,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011158	CO ISSUED	0	07/21/2022
21005908	NEW CONSTR	351,916	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0387	7/22/2022	SW	Q	I	01	423,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ELEFANT GIGI						
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] W25 FOP=[YR=2022] N10 W12 S10 E12$ W12 S36 FOP=[YR=2022] S5 E17 FGR=[YR=2022] S2 E20 N21 W20 S19 $ N7 W5 S2 W12$ E12 N2 E5 N12 E20 N22$ PTR=E10 FUS=[YR=2022] S36 E17 S7 E9 S1 E11 N21 STR=[YR=2022] N4 W12 S4 E12$ W12 N4 E12 N19 W37$ W10$.

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	614.00	SF	5.20	5.20	100	2022	2022	3	99	3,161	

LAND DESCRIPTION

TOTAL OB/XF 3,161

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