



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		4 100
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	2,040	100	2022	2,040	250,842
FGR	448	55	2022	246	30,249
FOP	36	30	2022	11	1,352
FSP	216	40	2022	86	10,575
FST	18	55	2022	10	1,230
TOTALS	2,758			2,393	294,248

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		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	2,393	123.5829	123.58	295,727	2022	2022	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2040 HX Base Yr 2023													
82892 BELVOIR CT, FERNANDINA BEACH													
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU													
XF DATE INC DATE													
AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		294,248	
TOTAL MARKET OB/XF VALUE		7,455	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		376,703	
SOH/AGL Deduction		178,935	
ASSESSED VALUE		197,768	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		147,046	
TOTAL JUST VALUE		376,703	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010770	CO ISSUED	0	07/14/2022
21017064	NEW CONSTR	338,487	12/09/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2578/0875	7/15/2022	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: KINDER JAMES HOWARD					
2511/1144	11/04/2021	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2022] W24 BAS=[YR=2022] W16 S48 FGR=[YR=2022] S22 E21 N6 FOP=[YR=2022] E6 N6 W6 S6\$ N15 W8 FST=[YR=2022] N3 W6 S3 E6\$ W6 N1 W7\$ E7 N2 E6 S3 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W24 N9\$ S9 E24 N9\$.									