LOT 161
VILLAGE WALK PH 3 OR 2430/199

COHEN ANTHONY R & FELICIA Y
82884 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0161-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

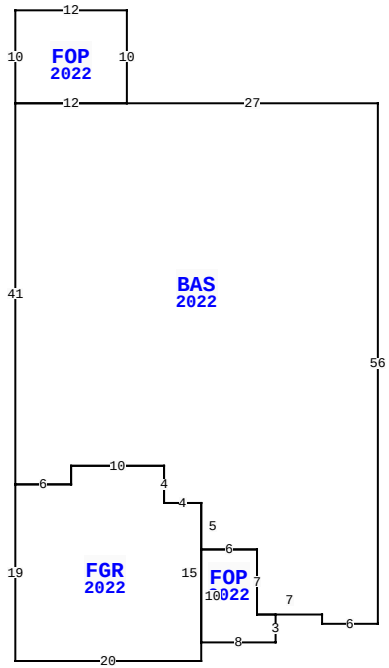
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	2022	1,817	219,698
FGR	392	55	2022	216	26,117
FOP	66	30	2022	20	2,418
FOP	120	30	2022	36	4,353
TOTALS	2,395			2,089	252,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,089	121.5249	121.52	253,855	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1817 HX Base Yr 2023



82884 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		252,586
TOTAL MARKET OB/XF VALUE		3,295
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		330,881
SOH/AGL Deduction		20,922
ASSESSED VALUE		309,959
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,237
TOTAL JUST VALUE		330,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009775	CO ISSUED	0	06/24/2022
21015488	NEW CONSTR	262,395	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1378	6/30/2022	SW	Q	I	01	355,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COHEN ANTHONY R & F						
2511/1144	11/04/2021	WD	Q	V	05	658,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] N10 W12 S10 E12$ W12 S41
FGR=[YR=2022] S19 E20 N2 FOP=[YR=2022] E8 N3 W2 N7 W6 S10$
N15 W4 N4 W10 S2 W6$ E6 N2 E10 S4 E4 S5 E6 S7 E7 S1 E6 N56$.

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	640.00	SF	5.20	5.20	100	2022	2022	3	99	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,295

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	000135	C	RES NATURAL	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