

WAGUESPACK PERRI JR & LINDSAY
82876 BELVOIR COURT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0162-0000

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

4 100

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

122,797

FGR

420

55

2022

231

27,223

FOP

95

30

2022

28

3,299

FOP

120

30

2022

36

4,243

FUS

1,425

100

2022

1,425

167,933

PTO

120

5

2022

6

707

STR

56

10

2022

6

707

TOTALS

3,278

2,774

326,910

EXTRA FEATURES

L N

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

682.00

SF

5.20

5.20

100

2022

2022

3

99

3,511

2

0861

POOL GUNIT

0 100

28

12

336.00

SF

85.00

85.00

100

2024

2023

98

27,989

3

0871

POOL HTR R

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2024

2023

97

1,940

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

02/16/2024

BY

KW

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,774

118.4400

118.44

328,553

2022

2022

0

0

0

0.50

99.50

1 SINGLE FAM - 100% - 2023

Heated Area: 2467

HX Base Yr 2023

Diagram showing building footprint and area calculations. Key areas labeled include BAS 2022, FGR 2022, FOP 2022, STR 2022, and FUS 2022. Dimensions are provided for various sections.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

326,910

TOTAL MARKET OB/XF VALUE

33,440

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

435,350

SOH/AGL Deduction

27,917

ASSESSED VALUE

407,433

TOTAL EXEMPTION VALUE

50,722

HX HB

356,711

BASE TAXABLE VALUE

435,350

TOTAL JUST VALUE

0

NCON VALUE

0

INCOME VALUE

421,236

PREVIOUS YEAR MKT VALUE

421,236

POOL (12X28)- NO PERMNT DECKING_ PEA GRAVEL + FLAG

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2585/1588

8/19/2022

SW

Q

I

01

445,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:WAGUESPACK PERRI J

2485/0902

8/05/2021

WD

Q

V

05

433,800

GRANTOR:PATRIOT RIDGE LLP

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 PTO=[YR=2022] W12 S10 BAS=[YR=2022] W13 S22
FGR=[YR=2022] S21 E20 N2 FOP=[YR=2022] E17 N5 W12 N2 W5 S7\$
N19 W20\$ E20 S12 E5 S2 E12 N36 W24\$ E12 N10\$ S10 E12
N10\$PTR=E10 FUS=[YR=2022] S18 STR=[YR=2022] S4 E14 N4 W14\$
E14 S4 W14 S21 E6 S1 E9 N1 E5 N7 E17 N36 W37\$ W10\$.