LOT 164
VILLAGE WALK PH 3 OR 2430/199

CASE FAMILY TRUST/CASE ASA HAROLD TRUSTEE
82860 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0164-0000

BUILDING CHARACTERISTICS

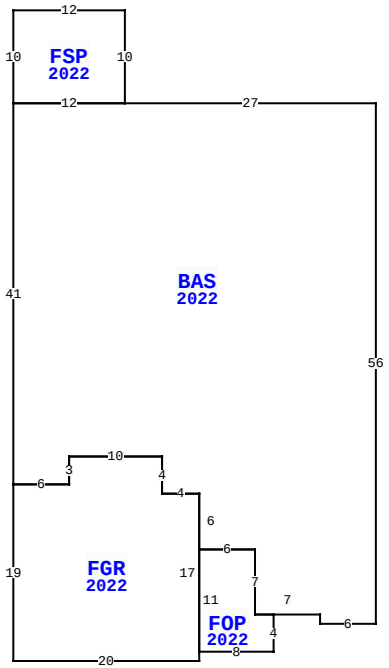
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,803	100	2022	1,803	218,005
FGR	406	55	2022	223	26,964
FOP	74	30	2022	22	2,660
FSP	120	40	2022	48	5,804
TOTALS	2,403			2,096	253,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	121.5249	121.52	254,706	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1803 HX Base Yr



82860 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,432
TOTAL MARKET OB/XF VALUE	3,537
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	331,969
SOH/AGL Deduction	0
ASSESSED VALUE	331,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,969
TOTAL JUST VALUE	331,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004619	CO ISSUED	0	03/30/2022
21004619	NEW CONSTR	262,395	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/77	6/27/2024	WD	Q	I	01	400,000
GRANTOR: HALE ROBERT DEAN & KI						
GRANTEE: CASE FAMILY TRUST						
2552/1489	3/30/2022	SW	Q	I	02	354,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HALE ROBERT DEAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FSP=[YR=2022] N10 W12 S10 E12$ W12 S41
FGR=[YR=2022] S19 E20 N1 FOP=[YR=2022] E8 N4 W2 N7 W6 S11$
N17 W4 N4 W10 S3 W6$ E6 N3 E10 S4 E4 S6 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	0	0	0	687.00	SF	5.20	5.20	100	2022	2022	3	99	3,537	

TOTAL OB/XF 3,537

LAND DESCRIPTION

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	0		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