LOT 166
VILLAGE WALK PH 3 OR 2430/199

GAYVORONSKY JULIA & DENIS
1050 BALINGTON DR
CUMMING, GA 30041

2025

40-2N-27-1102-0166-0000

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

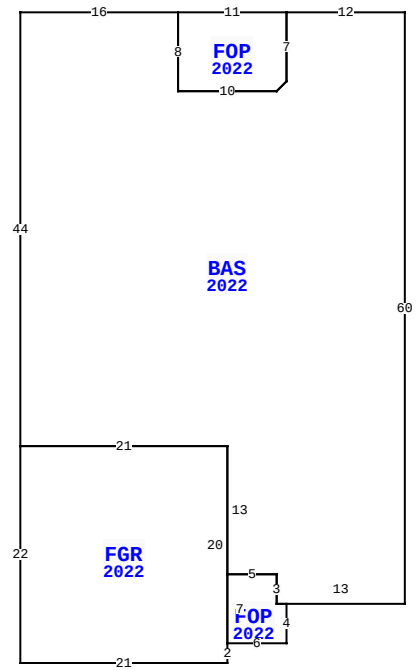
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2022	1,902	229,975
FGR	462	55	2022	254	30,712
FOP	39	30	2022	12	1,451
FOP	88	30	2022	26	3,144
TOTALS	2,491			2,194	265,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	121.5249	121.52	266,615	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1902 HX Base Yr



82844 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	265,282
TOTAL MARKET OB/XF VALUE	3,511
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	343,793
SOH/AGL Deduction	0
ASSESSED VALUE	343,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,793
TOTAL JUST VALUE	343,793
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005112	CO ISSUED	0	04/04/2022
21005054	NEW CONSTR	276,156	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/0034	4/29/2022	SW	Q	I	01	364,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GAYVORONSKY JULIA &						
2494/0082	9/02/2021	WD	Q	V	05	507,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] W11 S8 E10 R1 U1 N7 $ S7 L1 D1 W10 N8 W16 S44 FGR=[YR=2022] S22 E21 N2 FOP=[YR=2022] E6 N4 W1 N3 W5 S7$ N20 W21$ E21 S13 E5 S3 E13 N60$.

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	682.00	SF	5.20	5.20	100	2022	2022	3	99	3,511	

LAND DESCRIPTION

TOTAL OB/XF 3,511

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