LOT 167
VILLAGE WALK PH 3 OR 2430/199

FOSSO DANIEL BERRY/KRISTANTI YULI ET AL
82836 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0167-0000

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	13	LVT/LAMNT 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

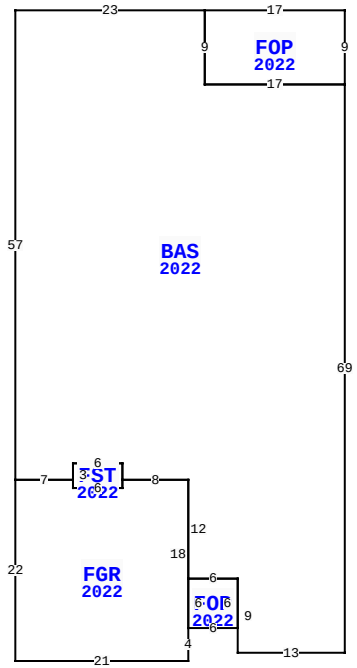
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2022	2,460	272,380
FGR	456	55	2022	251	27,791
FOP	36	30	2022	11	1,218
FOP	153	30	2022	46	5,093
FST	18	55	2022	10	1,107
TOTALS	3,123			2,778	307,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	111.2832	111.28	309,136	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2460 HX Base Yr 2023



82836 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		307,590
TOTAL MARKET OB/XF VALUE		3,393
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,983
SOH/AGL Deduction		23,060
ASSESSED VALUE		362,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,201
TOTAL JUST VALUE		385,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006423	CO ISSUED	0	04/25/2022
21005028	NEW CONSTR	347,214	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1058	5/06/2022	SW	Q	I	01	415,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FOSSO DONALD EUGENE						
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

FOP=[YR=2022] W17 BAS=[YR=2022] W23 S57 FGR=[YR=2022] S22 E21 N4 FOP=[YR=2022] E6 N6 W6 S6$ N18 W8 FST=[YR=2022] S1 W6 N3 E6 S2$ S1 W6 N1 W7$ E7 N2 E6 S2 E8 S12 E6 S9 E13 N69 W17 N9$ S9 E17 N9$.

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	659.00	SF	5.20	5.20	100	2022	2022	3	99	3,393	

LAND DESCRIPTION

TOTAL OB/XF 3,393

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 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