LOT 169
VILLAGE WALK PH 3 OR 2430/199

PEREZ-LEAL FAUSTO A & ADY
82820 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0169-0000

BUILDING CHARACTERISTICS

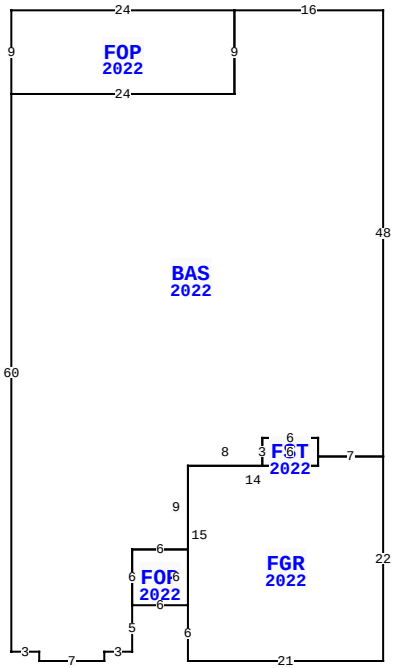
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,040	100	2022	2,040	250,842
FGR	448	55	2022	246	30,249
FOP	36	30	2022	11	1,352
FOP	216	30	2022	65	7,993
FST	18	55	2022	10	1,230
TOTALS	2,758			2,372	291,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	123.5829	123.58	293,132	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2040 HX Base Yr 2023



82820 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,666
TOTAL MARKET OB/XF VALUE		3,279
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,945
SOH/AGL Deduction		22,455
ASSESSED VALUE		347,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,768
TOTAL JUST VALUE		369,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001312	CO ISSUED	0	01/21/2022
21007273	NEW CONSTR	297,129	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/1081	1/28/2022	SW	Q	I	01	337,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PEREZ-LEAL FAUSTO A						
2448/1197	4/01/2021	WD	Q	V	05	569,300
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W24 S9 E24 N9$ S9 W24 S60 E3 S1 E7 N1 E3 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S6 E21 N22 W7 FST=[YR=2022] S1 W6 N3 E6 S2$ S1 W14 S15$ N6 W6 S6$ N6 E6 N9 E8 N3 E6 S2 E7 N48$.

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	637.00	SF	5.20	5.20	100	2022	2022	3	99	3,279	

LAND DESCRIPTION

TOTAL OB/XF 3,279

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