LOT 170
VILLAGE WALK PH 3 OR 2430/199

MOLINA JHONATHAN HERNANDEZ/BARRIOS JANINA
82812 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0170-0000

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 100
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

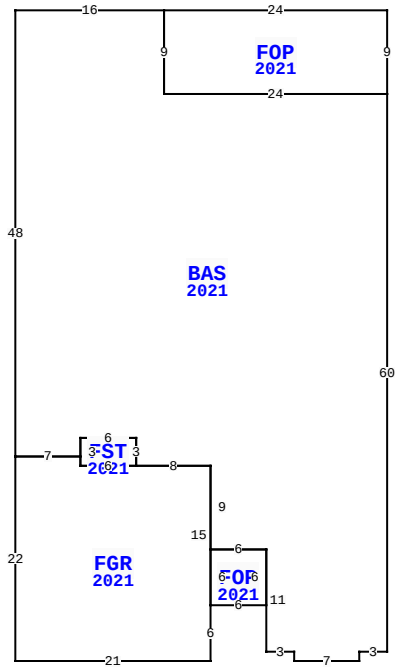
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2021	2,040	257,701
FGR	448	55	2021	246	31,076
FOP	36	30	2021	11	1,390
FOP	216	30	2021	65	8,211
FST	18	55	2021	10	1,263
TOTALS	2,758			2,372	299,640

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	127.5960	127.60	302,667	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2040 HX Base Yr 2022



82812 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		299,640
TOTAL MARKET OB/XF VALUE		3,604
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,244
SOH/AGL Deduction		48,527
ASSESSED VALUE		329,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,995
TOTAL JUST VALUE		378,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016797	CO ISSUED	0	12/03/2021
21005639	NEW CONSTR	297,129	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1245	12/17/2021	SW	Q	I	01	328,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MOLINA JHONATHAN H						
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

FOP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S22 E21 N6 FOP=[YR=2021] E6 N6 W6 S6$ N15 W8 FST=[YR=2021] W6 N3 E6 S3$ W6 N1 W7$ E7 N2 E6 S3 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W24 N9$ S9 E24 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	700.00	SF	5.20	5.20	100	2021	2021	3	99	3,604	

LAND DESCRIPTION

TOTAL OB/XF 3,604

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 12/15/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS