



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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2022	2,460	301,018
FGR	456	55	2022	251	30,714
FOP	36	30	2022	11	1,346
FOP	153	30	2022	46	5,629
FST	18	55	2022	10	1,224
TOTALS	3,123			2,778	339,930

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	627.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,778	122.9760	122.98	341,638	2022	2022	0	0
1 SINGLE FAM - 100% - 2023									
Heated Area: 2460									
HX Base Yr 2023									
82796 BELVOIR CT, FERNANDINA BEACH									

TOTAL OB/XF									
3,228									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 339,930									
TOTAL MARKET OB/XF VALUE 3,228									
TOTAL LAND VALUE - MARKET 75,000									
TOTAL MARKET VALUE 418,158									
SOH/AGL Deduction 24,321									
ASSESSED VALUE 393,837									
TOTAL EXEMPTION VALUE HX HB 50,722									
BASE TAXABLE VALUE 343,115									
TOTAL JUST VALUE 418,158									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 402,814									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005769	CO ISSUED	0	04/13/2022
21005053	NEW CONSTR	347,214	05/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1049	4/21/2022	SW	Q	I	01	441,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BERRY LISA KARYN						
2448/1197	4/01/2021	WD	Q	V	05	569,300
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES									
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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\$.									