LOT 175
VILLAGE WALK PH 3 OR 2430/199

ORTIZ JENNIFER & SCHWERDT DEAN P TRUST/ORTIZ JENNI
82772 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0175-0000

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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

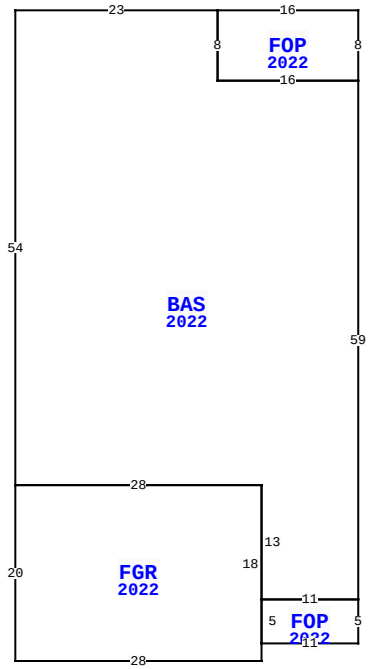
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2022	2,121	249,744
FGR	560	55	2022	308	36,267
FOP	55	30	2022	16	1,884
FOP	128	30	2022	38	4,475
TOTALS	2,864			2,483	292,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	118.3392	118.34	293,838	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2121 HX Base Yr 2023



82772 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		292,369
TOTAL MARKET OB/XF VALUE		5,014
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		372,383
SOH/AGL Deduction		22,362
ASSESSED VALUE		350,021
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,299
TOTAL JUST VALUE		372,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006708	CO ISSUED	0	04/28/2022
21003820	NEW CONSTR	313,660	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1009	9/29/2022	WD	U	I	11	100
GRANTOR: ORTIZ JENNIFER &						
GRANTEE: ORTIZ JENNIFER & DE						
2563/0856	5/12/2022	SW	Q	I	02	396,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ORTIZ JENNIFER & DE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N2 FOP=[YR=2022] E11 N5 W11 S5$ N18 W28$ E28 S13 E11 N59 W16 N8$ S8 E16 N8$.

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	974.00	SF	5.20	5.20	100	2022	2022	3	99	5,014	

LAND DESCRIPTION

TOTAL OB/XF 5,014

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