LOT 176
VILLAGE WALK PH 3 OR 2430/199

GAYVORONSKY JULIA & DENIS
1050 BALLINGTON DR
CUMMING, GA 30041

2025

40-2N-27-1102-0176-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

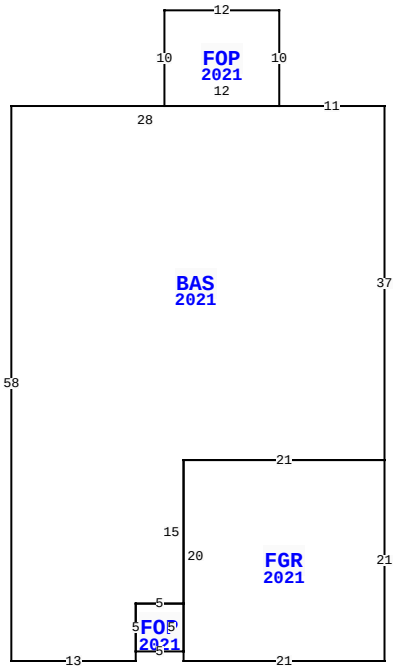
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	2021	1,791	217,292
FGR	441	55	2021	243	29,482
FOP	25	30	2021	8	970
FOP	120	30	2021	36	4,368
TOTALS	2,377			2,078	252,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	122.5539	122.55	254,659	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1791 HX Base Yr



82764 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	252,112
TOTAL MARKET OB/XF VALUE	3,511
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	330,623
SOH/AGL Deduction	0
ASSESSED VALUE	330,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,623
TOTAL JUST VALUE	330,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017935	CO ISSUED	0	12/29/2021
21005555	NEW CONSTR	259,830	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0436	12/30/2021	SW	Q	I	01	308,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GAYVORONSKY JULIA &						
2439/1850	3/04/2021	WD	Q	V	05	1,205,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W11 FOP=[YR=2021] N10 W12 S10 E12$ W28 S58 E13 N1 FOP=[YR=2021] E5 FGR=[YR=2021] S1 E21 N21 W21 S20$ N5 W5 S5$ N5 E5 N15 E21 N37$.

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	0	0	0	682.00	SF	5.20	5.20	100	2021	2021	3	99	3,511	

LAND DESCRIPTION

TOTAL OB/XF 3,511

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/11/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS