LOT 178
VILLAGE WALK PH 3 OR 2430/199

CORTEZ VICTOR
82748 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0178-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

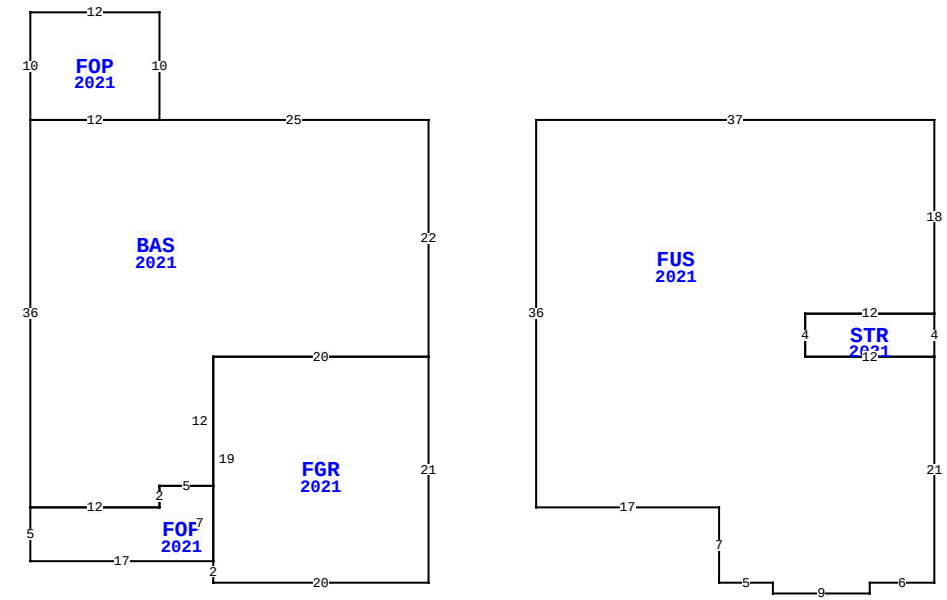
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100	2021	1,042	122,180
FGR	420	55	2021	231	27,086
FOP	95	30	2021	28	3,283
FOP	120	30	2021	36	4,221
FUS	1,433	100	2021	1,433	168,028
STR	48	10	2021	5	586
TOTALS	3,158			2,775	325,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,775	118.4400	118.44	328,671	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2475 HX Base Yr 2022



82748 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,384
TOTAL MARKET OB/XF VALUE		3,511
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		403,895
SOH/AGL Deduction		44,263
ASSESSED VALUE		359,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,910
TOTAL JUST VALUE		403,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017638	CO ISSUED	0	12/21/2021
21004701	NEW CONSTR	351,916	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0407	12/30/2021	SW	Q	I	01	364,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CORTEZ VICTOR						
2459/1521	5/06/2021	WD	Q	V	05	1,072,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 FOP=[YR=2021] N10 W12 S10 E12$ W12 S36 FOP=[YR=2021] S5 E17 FGR=[YR=2021] S2 E20 N21 W20 S19 $ N7 W5 S2 W12$ E12 N2 E5 N12 E20 N22$ PTR=E10 FUS=[YR=2021] S36 E17 S7 E5 S1 E9 N1 E6 N21 STR=[YR=2021] N4 W12 S4 E12$ W12 N4 E12 N18 W37$ W10$.

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	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	000134	C	RES POND	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 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