LOT 179
VILLAGE WALK PH 3 OR 2430/199

MALOTT GAIL
82740 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0179-0000

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

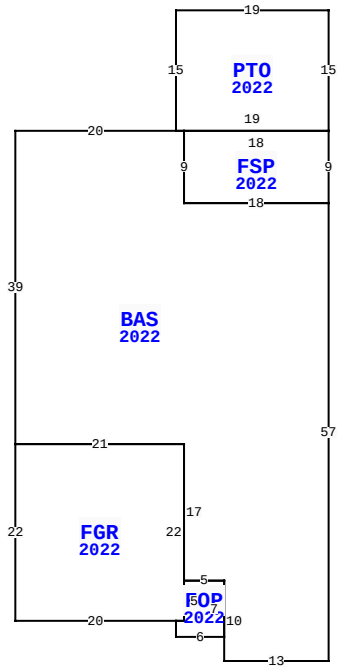
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	2022	1,795	217,037
FGR	462	55	2022	254	30,712
FOP	37	30	2022	11	1,330
FSP	162	40	2022	65	7,860
PTO	285	5	2022	14	1,692
TOTALS	2,741			2,139	258,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,139	121.5249	121.52	259,931	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1795 HX Base Yr 2023



BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

82740 BELVOIR CT, FERNANDINA BEACH

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	656.00	SF	5.20	5.20	100	2022	2022	3	99	3,377	
2	0911	SCRN RM A	0	100	19	15	285.00	SF	21.88	21.88	100	2022	2022	3	93	5,798	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,631
TOTAL MARKET OB/XF VALUE		9,175
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		342,806
SOH/AGL Deduction		20,339
ASSESSED VALUE		322,467
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,745
TOTAL JUST VALUE		342,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002877	ADDITION	8,383	02/22/2022
22001483	CO ISSUED	0	01/26/2022
21004990	NEW CONSTR	262,629	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0247	1/27/2022	WD	Q	I	01	321,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MALOTT KIA DOANE JR						
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

PTO=[YR=2022] W19 S15 BAS=[YR=2022] W20 S39 FGR=[YR=2022] S22 E20 FOP=[YR=2022] S2 E6 N7 W5 S5 W1$ E1 N22 W21$ E21 S17 E5 S10 E13 N57 FSP=[YR=2022] N9 W18 S9 E18$ W18 N9 W1$ E19 N15$.

LAND DESCRIPTION

TOTAL OB/XF 9,175

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 06/07/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS