LOT 180
VILLAGE WALK PH 3 OR 2430/199

LESTER ANTONIO DEMETRICK
82732 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0180-0000

BUILDING CHARACTERISTICS

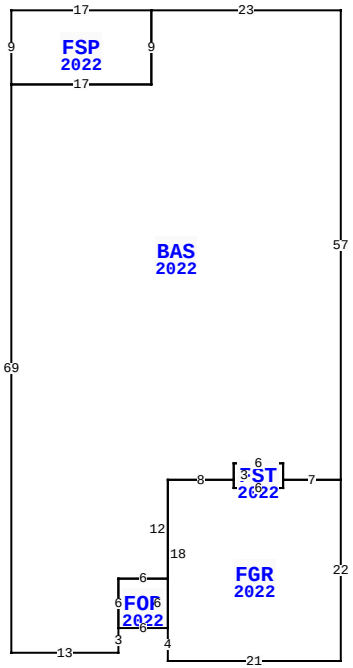
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2022	2,460	291,374
FGR	456	55	2022	251	29,730
FOP	36	30	2022	11	1,302
FSP	153	40	2022	61	7,225
FST	18	55	2022	10	1,184
TOTALS	3,123			2,793	330,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	119.0448	119.04	332,479	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2460 HX Base Yr



82732 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,817
TOTAL MARKET OB/XF VALUE		3,516
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		409,333
SOH/AGL Deduction		3,483
ASSESSED VALUE		405,850
TOTAL EXEMPTION VALUE	13	405,850
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		409,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004193	CO ISSUED	0	03/17/2022
21005555	NEW CONSTR	347,060	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1068	3/22/2022	SW	Q	I	01	420,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LESTER ANTONIO DEME						
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=2022] W23 FSP=[YR=2022] W17 S9 E17 N9$ S9 W17 S69 E13 N3 FOP=[YR=2022] E6 FGR=[YR=2022] S4 E21 N22 W7 FST=[YR=2022] S1 W6 N3 E6 S2$ S1 W6 N1 W8 S18$ N6 W6 S6$ N6 E6 N12 E8 N2 E6 S2 E7 N57$.

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	683.00	SF	5.20	5.20	100	2022	2022	3	99	3,516	

LAND DESCRIPTION

TOTAL OB/XF 3,516

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 06/14/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS