LOT 183
VILLAGE WALK PH 3 OR 2430/199

HARBISON ERIC E & MEAGAN M
82708 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0183-0000

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		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

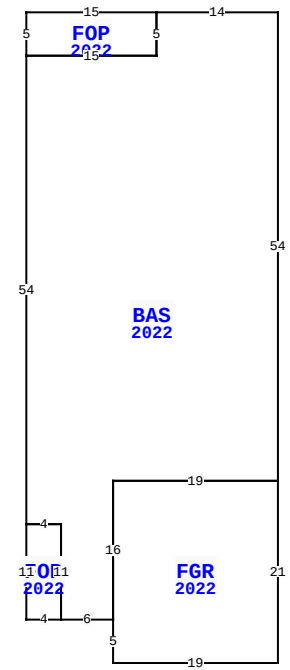
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	2022	1,607	194,307
FGR	399	55	2022	219	26,480
FOP	44	30	2022	13	1,572
FOP	75	30	2022	22	2,660
TOTALS	2,125			1,861	225,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	121.5249	121.52	226,149	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1607 HX Base Yr 2024



82708 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		225,018
TOTAL MARKET OB/XF VALUE		3,779
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		303,797
SOH/AGL Deduction		1,612
ASSESSED VALUE		302,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,463
TOTAL JUST VALUE		303,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002639	CO ISSUED	0	02/16/2022
21005910	NEW CONSTR	238,214	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0279	4/19/2022	SW	Q	I	01	390,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARBISON ERIC R & M						
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] W14 FOP=[YR=2022] W15 S5 E15 N5$ S5 W15 S54 FOP=[YR=2022] S11 E4 N11 W4$ E4 S11 E6 FGR=[YR=2022] S5 E19 N21 W19 S16$ N16 E19 N54$.

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	734.00	SF	5.20	5.20	100	2022	2022	3	99	3,779	

LAND DESCRIPTION

TOTAL OB/XF 3,779

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