LOT 188
VILLAGE WALK PH 3 OR 2430/199

WATSON EARL III
82743 BELVOIR CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0188-0000

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 80
Interior Floo	14	CARPET 20
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

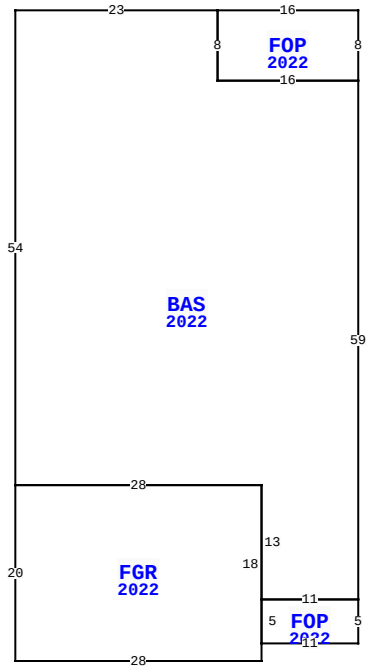
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2022	2,121	249,744
FGR	560	55	2022	308	36,267
FOP	55	30	2022	16	1,884
FOP	128	30	2022	38	4,475
TOTALS	2,864			2,483	292,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	118.3392	118.34	293,838	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2121 HX Base Yr



82743 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	292,369
TOTAL MARKET OB/XF VALUE	4,019
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	371,388
SOH/AGL Deduction	0
ASSESSED VALUE	371,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,388
TOTAL JUST VALUE	371,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001404	CO ISSUED	0	01/24/2022
21006052	NEW CONSTR	313,660	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2534/1781	1/28/2022	WD	Q	I	01	375,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WATSON EARL III						
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

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N2 FOP=[YR=2022] E11 N5 W11 S5$ N18 W28$ E28 S13 E11 N59 W16 N8$ S8 E16 N8$.

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	0812	CONCRETE C	0	0	0	0	1,015.00	SF	4.00	4.00	100	2022	2022	3	99	4,019	

LAND DESCRIPTION

TOTAL OB/XF 4,019

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	000100	C	RES	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 01/13/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS