



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

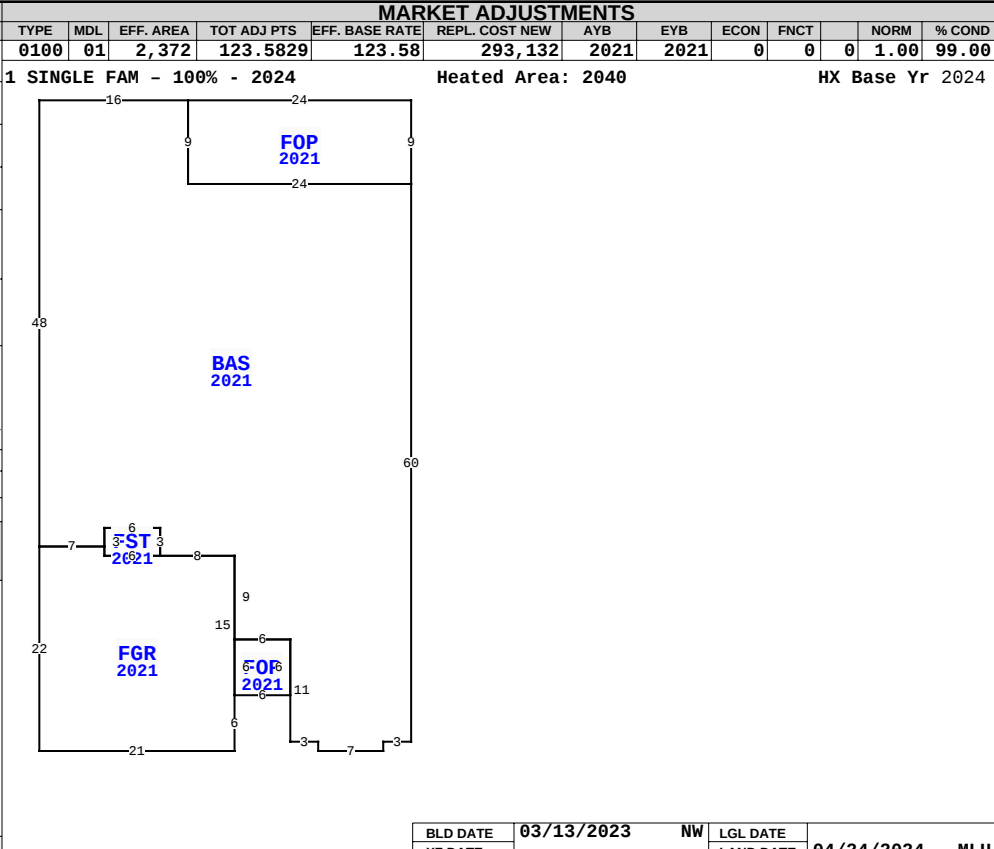
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,040	100	2021	2,040	249,582
FGR	448	55	2021	246	30,097
FOP	36	30	2021	11	1,345
FOP	216	30	2021	65	7,953
FST	18	55	2021	10	1,224
TOTALS	2,758			2,372	290,201

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	725.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



82759 BELVOIR CT, FERNANDINA BEACH	BLD DATE	03/13/2023	NW	LGL DATE	
	XF DATE			LAND DATE	04/24/2024
	INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		290,201	
TOTAL MARKET OB/XF VALUE		3,732	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		368,933	
SOH/AGL Deduction		2,801	
ASSESSED VALUE		366,132	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		315,410	
TOTAL JUST VALUE		368,933	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017858	CO ISSUED	0	12/28/2021
21006051	NEW CONSTR	297,129	05/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2650/1840	6/27/2023	WD	Q	I	01
GRANTOR: LITTLEFIELD ANN MARIE					
GRANTEE: NADOLNY DALE JOHN					
2525/1549	12/29/2021	SW	Q	I	02
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: LITTLEFIELD ANN MAR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S22 E21 N6 FOP=[YR=2021] E6 N6 W6 S6\$ N15 W8 FST=[YR=2021] W6 N3 E6 S3\$ W6 N1 W7\$ E7 N2 E6 S3 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W24 N9\$ S9 E24 N9\$.									