LOT 147
VILLAGE WALK PH 3 OR 2430/199

CASE DEBORAH LOU/CASE SARAH ANN
82847 BELVOIR CT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0147-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

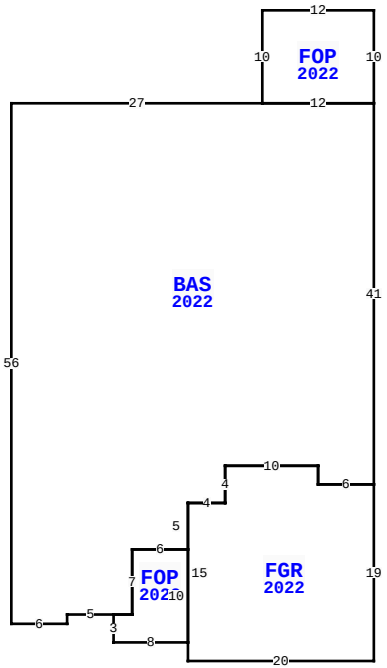
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	2022	1,817	229,531
FGR	392	55	2022	216	27,286
FOP	66	30	2022	20	2,526
FOP	120	30	2022	36	4,548
TOTALS	2,395			2,089	263,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,089	121.5249	127.60	266,556	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1817 HX Base Yr 2023



82847 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		263,890
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		338,890
SOH/AGL Deduction		105,170
ASSESSED VALUE		233,720
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		132,309
TOTAL JUST VALUE		338,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004313	CO ISSUED	0	03/15/2022
21004813	NEW CONSTR	237,525	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0410	3/31/2022	SW	Q	I	01	348,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CASE DEBORAH LOU &						
2485/0902	8/05/2021	WD	Q	V	05	433,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 S10 BAS=[YR=2022] W27 S56 E6 N1 E5 FOP=[YR=2022] S3 E8 FGR=[YR=2022] S2 E20 N19 W6 N2 W10 S4 W4 S15$ N10 W6 S7 W2$ E2 N7 E6 N5 E4 N4 E10 S2 E6 N41 W12$ E12 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS