LOT 153
VILLAGE WALK PH 3 OR 2430/199

ORTIZ EDNA & FELIX
82895 BELVOIR CT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0153-0000

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

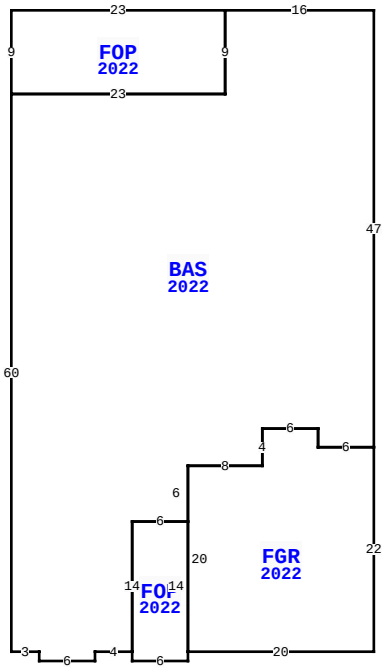
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	2022	1,970	248,858
FGR	436	55	2022	240	30,318
FOP	90	30	2022	27	3,411
FOP	207	30	2022	62	7,832
TOTALS	2,703			2,299	290,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	121.5249	127.60	293,352	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1970 HX Base Yr 2023



82895 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		290,418
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,418
SOH/AGL Deduction		22,087
ASSESSED VALUE		343,331
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		291,920
TOTAL JUST VALUE		365,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008418	CO ISSUED	0	06/01/2022
21005748	NEW CONSTR	289,714	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/0683	6/21/2022	SW	Q	I	01	364,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ORTIZ EDNA & FELIX						
2503/1930	10/07/2021	WD	Q	V	05	510,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W23 S9 E23 N9$ S9 W23 S60 E3 S1 E6 N1 E4 FOP=[YR=2022] S1 E6 N1 FGR=[YR=2022] E20 N22 W6 N2 W6 S4 W8 S20$ N14 W6 S14$ N14 E6 N6 E8 N4 E6 S2 E6 N47$.

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