LOT 157
VILLAGE WALK PH 3 OR 2430/199

KENT WILFORD JR
82927 BELVOIR CT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0157-0000

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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

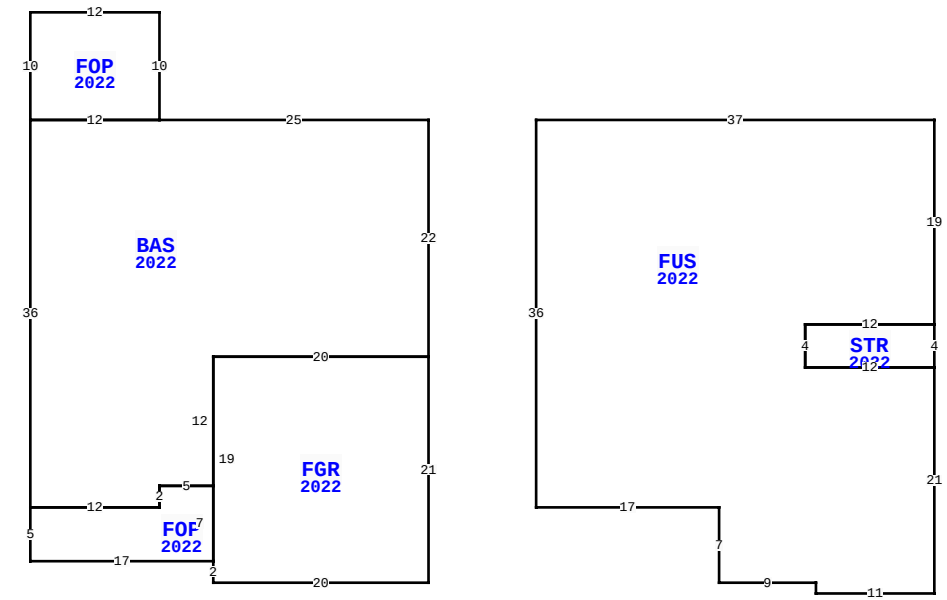
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100	2022	1,042	122,067
FGR	420	55	2022	231	27,061
FOP	95	30	2022	28	3,280
FOP	120	30	2022	36	4,217
FUS	1,435	100	2022	1,435	168,106
STR	48	10	2022	5	586
TOTALS	3,160			2,777	325,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,777	112.6944	118.33	328,602	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2026 Heated Area: 2477 HX Base Yr



82927 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	325,316
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	400,316
SOH/AGL Deduction	0
ASSESSED VALUE	400,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,316
TOTAL JUST VALUE	400,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011158	CO ISSUED	0	07/21/2022
21005908	NEW CONSTR	351,916	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2840/366	12/23/2025	WD	Q	I	02	439,900
GRANTOR: ELEFANT GIGI						
GRANTEE: KENT WILFORD JR						
2580/0387	7/22/2022	SW	Q	I	01	423,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ELEFANT GIGI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] N10 W12 S10 E12$ W12 S36 FOP=[YR=2022] S5 E17 FGR=[YR=2022] S2 E20 N21 W20 S19 $ N7 W5 S2 W12$ E12 N2 E5 N12 E20 N22$ PTR=E10 FUS=[YR=2022] S36 E17 S7 E9 S1 E11 N21 STR=[YR=2022] N4 W12 S4 E12$ W12 N4 E12 N19 W37$ W10$.

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