LOT 162
VILLAGE WALK PH 3 OR 2430/199

WAGUESPACK PERRI JR & LINDSAY
82876 BELVOIR COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0162-0000

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 50
Interior Floo	14	CARPET 50
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

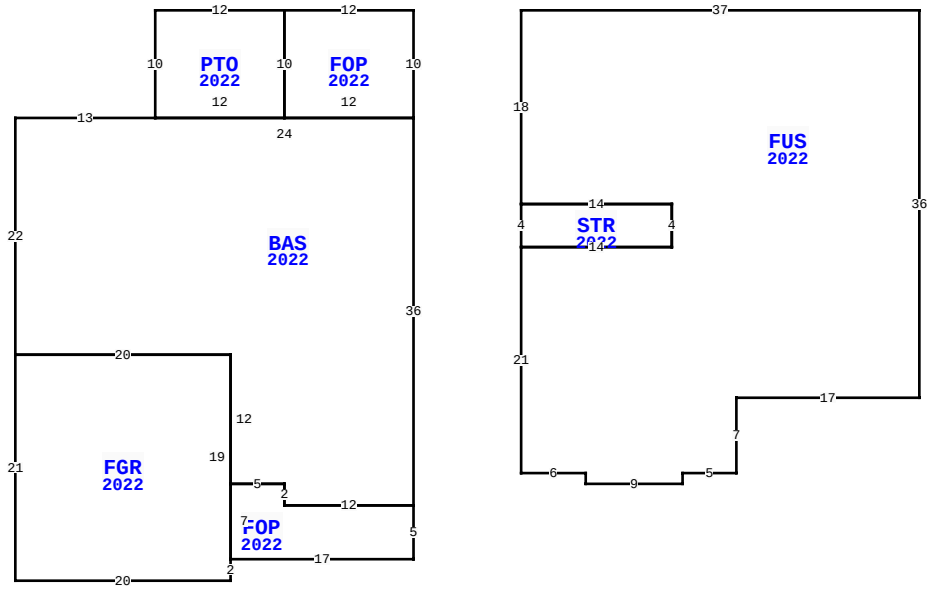
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100	2022	1,042	128,287
FGR	420	55	2022	231	28,440
FOP	95	30	2022	28	3,447
FOP	120	30	2022	36	4,432
FUS	1,425	100	2022	1,425	175,441
PTO	120	5	2022	6	739
STR	56	10	2022	6	739
TOTALS	3,278			2,774	341,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	118.4400	124.36	344,975	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2467 HX Base Yr 2023



82876 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,525
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		466,525
SOH/AGL Deduction		48,091
ASSESSED VALUE		418,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		367,023
TOTAL JUST VALUE		466,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,350

POOL (12X28)- NO PERMNT DECKING_ PEA GRAVEL + FLAG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012305	GUNITE POOL 12X28	67,165	09/25/2023
22007388	CO ISSUED	0	05/12/2022
21004725	NEW CONSTR	351,916	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1588	8/19/2022	SW	Q	I	01	445,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WAGUESPACK PERRI J						
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 PTO=[YR=2022] W12 S10 BAS=[YR=2022] W13 S22 FGR=[YR=2022] S21 E20 N2 FOP=[YR=2022] E17 N5 W12 N2 W5 S7$ N19 W20$ E20 S12 E5 S2 E12 N36 W24$ E12 N10$ S10 E12 N10$PTR=E10 FUS=[YR=2022] S18 STR=[YR=2022] S4 E14 N4 W14$ E14 S4 W14 S21 E6 S1 E9 N1 E5 N7 E17 N36 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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000135	C	RES NATURAL	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 02/16/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS