LOT 172
VILLAGE WALK PH 3 OR 2430/199

BERRY LISA KARYN
82796 BELVOIR CT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0172-0000

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 100
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

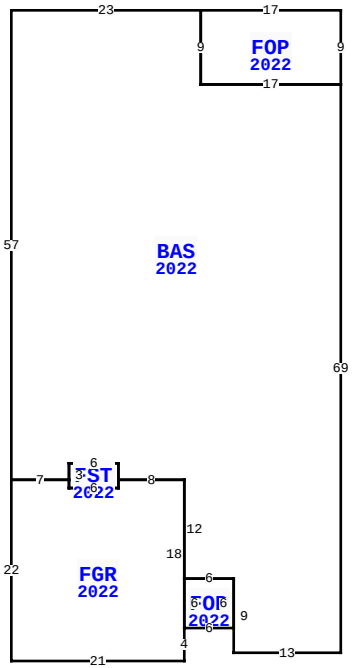
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2022	2,460	314,459
FGR	456	55	2022	251	32,085
FOP	36	30	2022	11	1,406
FOP	153	30	2022	46	5,881
FST	18	55	2022	10	1,278
TOTALS	3,123			2,778	355,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	122.9760	129.12	358,695	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2460 HX Base Yr 2023



82796 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		355,108
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		430,108
SOH/AGL Deduction		25,637
ASSESSED VALUE		404,471
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		353,060
TOTAL JUST VALUE		430,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005769	CO ISSUED	0	04/13/2022
21005053	NEW CONSTR	347,214	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1049	4/21/2022	SW	Q	I	01	441,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BERRY LISA KARYN						
2448/1197	4/01/2021	WD	Q	V	05	569,300
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W17 BAS=[YR=2022] W23 S57 FGR=[YR=2022] S22 E21 N4 FOP=[YR=2022] E6 N6 W6 S6$ N18 W8 FST=[YR=2022] S1 W6 N3 E6 S2$ S1 W6 N1 W7$ E7 N2 E6 S2 E8 S12 E6 S9 E13 N69 W17 N9$ S9 E17 N9$.

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	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 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