

NIPPER JUSTIN DAVID & MARIE
82724 BELVOIR CT
FERNANDINA BEACH, FL 32034

2026



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
Bathrooms
Frame 02 WOOD FRAME 100

Stories Units
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 1,433 100 2022 1,433 176,426
STR 48 10 2022 5 616

TOTALS 3,158 2,775 341,648

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 2,775 118.4400 124.36 345,099 2022 2022 0 0 1.00 99.00
1 SINGLE FAM 100% - 2026 Heated Area: 2475 HX Base Yr 2026

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 341,648
TOTAL MARKET OB/XF VALUE 0
TOTAL LAND VALUE - MARKET 75,000
TOTAL MARKET VALUE 416,648
SOH/AGL Deduction 0
ASSESSED VALUE 416,648
TOTAL EXEMPTION VALUE HX HB 51,411
BASE TAXABLE VALUE 365,237
TOTAL JUST VALUE 416,648
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 414,813

SUBMITTER'S COMMENTS

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
2780/1815 4/14/2025 WD Q I 01 500,000
GRANTOR: SPILLING ANDREW CHRIS
GRANTEE: NIPPER JUSTIN DAVID
2533/0569 1/25/2022 WD Q I 02 423,000
GRANTOR: D R HORTON INC-JACKSONVILLE FLA
GRANTEE: SPILLING ADREW CHRISTIAN JR

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 E5 S1 E9 N1 E6 N21 STR=[YR=2022] N4 W12 S4 E12\$ W12 N4 E12
N18 W37\$ W10\$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTILITY UNIT D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV
1 000134 C RES POND 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