LOT 188
VILLAGE WALK PH 3 OR 2430/199

WATSON EARL III
82743 BELVOIR CT
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-27-1102-0188-0000**

## 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 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

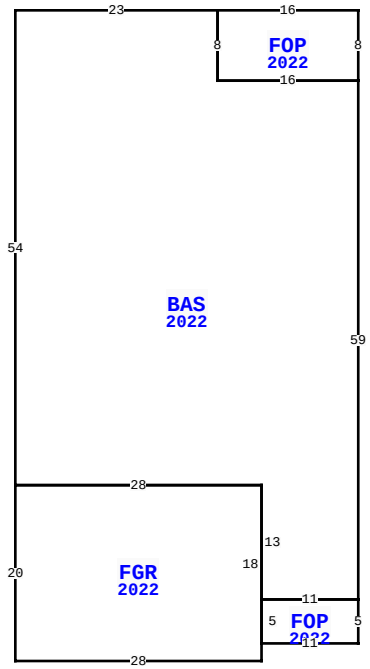
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,121 | 100 | 2022 | 2,121 | 260,919 |
| FGR | 560 | 55 | 2022 | 308 | 37,889 |
| FOP | 55 | 30 | 2022 | 16 | 1,968 |
| FOP | 128 | 30 | 2022 | 38 | 4,675 |
| TOTALS | 2,864 | | | 2,483 | 305,453 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,483 | 118.3392 | 124.26 | 308,538 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 2121 HX Base Yr




82743 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 | 305,453 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 380,453 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 380,453 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 380,453 |
| TOTAL JUST VALUE | 380,453 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 371,388 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22001404 | CO ISSUED | 0 | 01/24/2022 |
| 21006052 | NEW CONSTR | 313,660 | 05/12/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2534/1781 | 1/28/2022 | WD | Q | I | 01 | 375,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: WATSON EARL III | | | | | | |
| 2459/1521 | 5/06/2021 | WD | Q | V | 05 | 1,072,100 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N2 FOP=[YR=2022] E11 N5 W11 S5$ N18 W28$ E28 S13 E11 N59 W16 N8$ S8 E16 N8$.

## 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