

LOT 76
VILLAGE WALK PHASE 2
PBK 2243/434

GWILLIAM BRUCE D & LORRAINE
83185 BOTTLES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0076-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	166,288
FGR	441	55	243	24,790
FOP	173	30	52	5,305
FSP	216	40	86	8,774
TOTALS	2,460		2,011	205,157

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 09/22/2020 BY NW

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,011	113.6016	102.53	206,188	2020	2020	0	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2021 Heated Area: 1630 HX Base Yr 2021														
83185 BOTTLES CT, FERNANDINA BEACH														
BLD DATE 03/13/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE														

TOTAL OB/XF 3,254														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	99

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1	0811	CONCRETE B	0 100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	99

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										205,157				
TOTAL MARKET OB/XF VALUE										3,254				
TOTAL LAND VALUE - MARKET										60,000				
TOTAL MARKET VALUE										268,411				
SOH/AGL Deduction										40,401				
ASSESSED VALUE										228,010				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										178,010				
TOTAL JUST VALUE										268,411				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										247,606				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007728	CO ISSUED	0	08/25/2020
20001835	NEW CONSTR	160,894	04/14/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2388/1526	8/28/2020	SW	Q	I	01	260,800	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: GWILLIAM BRUCE D &							
2348/1465	3/19/2020	WD	Q	V	01	67,100	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2020] W15 FSP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S47 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19\$N19 W5 S13 W13\$ E13 N13 E26 N43\$.														