

LOT 77
VILLAGE WALK PHASE 2
PBK 2243/434

MICHINSKI PEGGY & THOMAS
83193 BOTTLES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0077-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,365	122.2452	110.33	260,930	2020	2020	0	0	0.50	99.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2033									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
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																					
NEIGHBORHOOD/LOC			4090.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,033	100	2,033	223,179																					
FGR	466	55	256	28,103																					
FOP	36	30	11	1,208																					
FOP	216	30	65	7,135																					
TOTALS			2,751		2,365	259,625																			
EXTRA FEATURES			83193 BOTTLES CT, FERNANDINA BEACH																						
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	OB/XF MKT VALUE	NOTES								
1	0811	CONCRETE B	0	100	0	0	516.00	SF	5.20	5.20	100	2020	2020	3	99	2,656									
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588									
3	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2020	2020	3	98	6,397									
BUILDING NOTES																									
BUILDING DIMENSIONS																									
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S6 E21 N22 W7 N2 W6 S3 W8 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.																									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								
REVIEW DATE 02/18/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									