

LOT 78
VILLAGE WALK PHASE 2
PBK 2243/434

MOHR JOHN J/CHRISTIANSEN PEGGY M
83190 BOTTLES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0078-0000



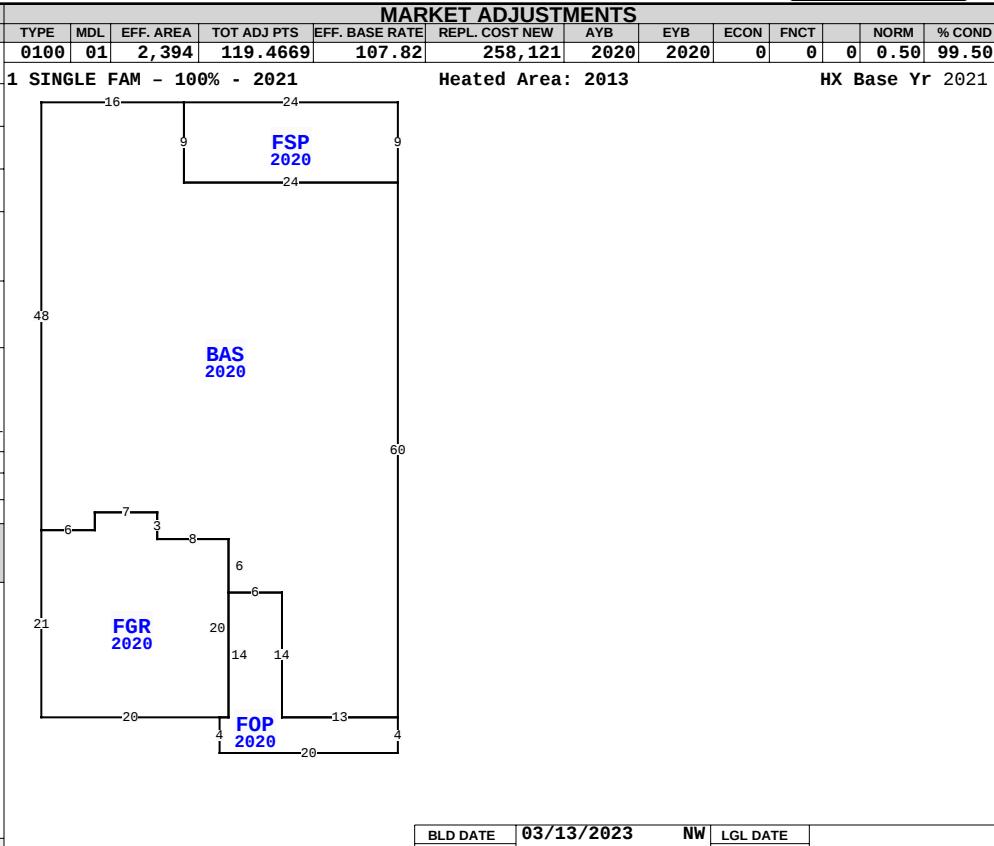
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,013	100	2,013	215,957
FGR	447	55	246	26,391
FOP	164	30	49	5,257
FSP	216	40	86	9,227
TOTALS	2,840		2,394	256,830

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	638.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



BLD DATE	03/13/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	256,830								
TOTAL MARKET OB/XF VALUE	3,284								
TOTAL LAND VALUE - MARKET	60,000								
TOTAL MARKET VALUE	320,114								
SOH/AGL Deduction	46,299								
ASSESSED VALUE	273,815								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	218,815								
TOTAL JUST VALUE	320,114								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	294,483								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003568	CO ISSUED	0	04/27/2020
19003559	NEW CONSTR	273,808	04/30/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2358/0783	4/30/2020	SW	Q	I	01	280,900	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MOHR JOHN J & JOYCE							
2291/0533	7/18/2019	WD	Q	V	05	520,000	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E20 FOP=[YR=2020] S4 E20 N4 W13 N14 W6 S14 W1\$ E1 N20 W8 N3 W7 S2 W6\$ E6 N2 E7 S3 E8 S6 E6 S14 E13 N60 W24 N9\$ S9 E24 N9\$.									