

LOT 80
VILLAGE WALK PHASE 2
PBK 2243/434

SMITH MATTHEW J & BREANNA D
83174 BOTTLES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0080-0000



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	2,124	112.5726	101.60	215,798	2020	2020	0	0	0.50	99.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1850									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
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	1,850	100	1,850	187,020																					
FGR	372	55	205	20,724																					
FOP	85	30	26	2,629																					
FOP	144	30	43	4,347																					
TOTALS			2,451		2,124	214,719																			
EXTRA FEATURES			83174 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	575.00	SF	5.20	5.20	100	2020	2020	3	99	2,960									
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2020	2020	3	98	1,882									
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294									
4	0462	ST/AL FNC	0	100	0	0	144.00	SF	10.00	10.00	100	2020	2020	3	95	1,368									
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294									
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								
REVIEW DATE 09/22/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/0606	3/02/2020	SW	Q	I	02	270,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SMITH MATTHEW J & B

2272/0146	5/02/2019	WD	Q	V	05	455,000
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GRANTOR: PATRIOT RIDGE LLP

GRANTEE: D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W27 FOP=[YR=2020] N12 W12 S12 E12\$ W12 S42
FGR=[YR=2020] S18 E19 FOP=[YR=2020] S1 E8 N6 W1 N7 W6 S12 W1\$
E1 N16 W4 N4 W10 S2 W6 \$ E6 N2 E10 S4 E4 S5 E6 S7 E13 N56\$.

BLD DATE 03/13/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

Diagram showing property boundaries and areas: BAS 2020, FOP 2020, FGR 2020.