

LOT 81
VILLAGE WALK PHASE 2
PBK 2243/434

NICHOLSON PENNY S
83166 BOTTLES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0081-0000



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	2,017	113.6016	102.53	206,803	2020	2020	0	0	0.50	99.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1701													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021													
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	1,701	100	1,701	173,532																									
FGR	447	55	246	25,096																									
FOP	101	30	30	3,061																									
FOP	132	30	40	4,080																									
TOTALS			2,381	2,017	205,769																								
EXTRA FEATURES			83166 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	569.00	SF	5.20	5.20	100	2020	2020	3	99	2,929													
2	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2020	2020	3	98	2,070													
3	0462	ST/AL FNC	0	100	0	0	144.00	SF	10.00	10.00	100	2020	2020	3	95	1,368													
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294													
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294													
LAND DESCRIPTION																		TOTAL OB/XF 6,955											
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																													

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2354/1364	4/16/2020	SW	Q	I	01	252,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: NICHOLSON PENNY S &

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

FOP=[YR=2020] W11 BAS=[YR=2020] W29 S36 FGR=[YR=2020] S23 E19

FOP=[YR=2020] S1 E21 N5 W20 S4 W1\$ E1 N4 E1 N17 W16 N2 W5\$ E5

S2 E16 S17 E19 N43 W11 N12\$ S12 E11 N12\$.