

LOT 43
IN OR 2146/925
ESMT PT OR 1521/1562

BATTISTA PAUL D & ANNA M
85068 APOKA COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

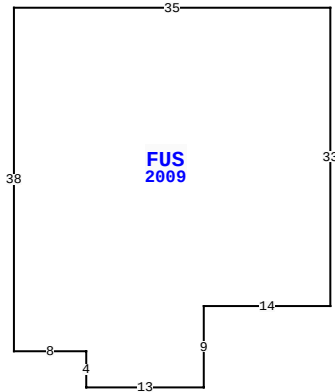
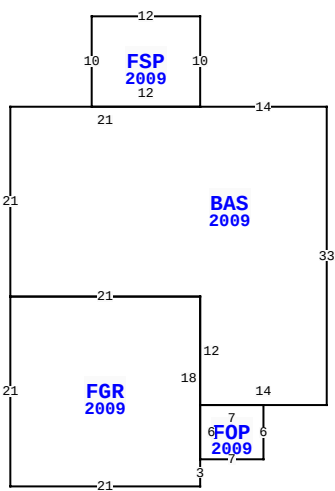
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	903	100	903	113,876
FGR	441	55	243	30,644
FOP	42	30	13	1,640
FSP	120	40	48	6,053
FUS	1,312	100	1,312	165,454
TOTALS	2,818		2,519	317,666

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	536.00	SF	10.00	10.00	100	2009
2	0462	ST/AL FNC	0 100	240	0	960.00	SF	10.00	10.00	100	2010
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,519	108.4800	135.60	341,576	2009	2009	0	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2018				Heated Area: 2215				HX Base Yr 2018					



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						STANDARD					
TOTAL MARKET OB/XF VALUE						317,666					
TOTAL LAND VALUE - MARKET						10,869					
TOTAL MARKET VALUE						75,000					
SOH/AGL Deduction						149,397					
ASSESSED VALUE						254,138					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						204,138					
TOTAL JUST VALUE						403,535					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						389,716					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22184	CO ISSUED	0	04/15/2009
B22184	NEW CONSTR	183,150	01/01/2009
E21527	ELEC OTHER	2,000	01/01/2009
M14346	MECH OTHER	0	01/01/2009
P13625	OTHER	0	01/01/2009
R11712	REPAIR/RRF	4,720	01/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2146/0925	9/18/2017	WD	Q	I	01	275,000	
GRANTOR: MIXON TYLER R & LAURE							
GRANTEE: BATTISTA PAUL D & A							
2108/1375	3/23/2017	WD	Q	I	01	230,000	
GRANTOR: WHITE JASON &							
GRANTEE: MIXON TYLER R & LAU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2009] W14 FSP=[YR=2009] N10 W12 S10 E12 \$ W21 S21 FGR=[YR=2009] S21 E21 N3 FOP=[YR=2009] E7 N6 W7 S6 \$ N18 W21 \$ E21 S12 E14 N33 \$ PTR= E30 FUS=[YR=2009] E35 S33 W14 S9 W13 N4 W8 N38 \$ W30 \$.											

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1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	1.00