

BATZLER TIMOTHY & MARIANNE
69 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structur

08

IRREGULAR 100

Roof Cover

13

STAND SEAM 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 90

Interior Floo

11

CLAY TILE 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

1 100
1 100

Bathrooms

02 WOOD FRAME 100

Frame

2. 2. 100
0 100

Stories

Units

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

2036.0100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

32

100

32

7,744

FGR

717

55

394

95,344

FUS

388

100

388

93,892

STR

72

10

7

1,694

UST

40

45

18

4,356

TOTALS

1,249

839

203,030

EXTRA FEATURES

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

0855

CONC PAVER

0 100

0

0

3,634.00

SF

10.00

10.00

100

2024

2023

100

36,340

2

0502

FP-CUSTOM

0 100

0

0

2.00

UT

10,000.00

10,000.00

100

2024

2023

100

20,000

3

0600

SUMMER KIT

0 100

0

0

1.00

UT

5,000.00

5,000.00

100

2024

2023

100

5,000

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

R-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

350,000.00

350,000.00

350,000

REVIEW DATE

01/31/2024

BY

DJ

Total Acres:

0.00

Total Land Value:

350,000

Market:

0

Agricultural:

0

Common:

350,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0150

22

839

483.9804

241.99

203,030

2023

2023

0

0

0

100.00

1

ACCESORY U - 100% - 2024

Heated Area: 420

HX Base Yr 2024

AREA

TOTAL

PCT

TOT ADJ

AREA TYPE

GROSS AREA

OF BASE

ADJ AREA

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

UST

2024

BAS

2024

FGR

2024

STR

2024

FUS

2024

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2390/1452

9/09/2020

WD Q

V

01

408,000

GRANTOR: BONE CRAIG & SOLANGE

GRANTEE: BATZLER TIMOTHY & M

2371/0221

6/23/2020

WD Q

V

01

382,000

GRANTOR: MORGAN JAMES HAROLD R

GRANTEE: BONE CRAIG & SOLANG

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=60,10] W4 N1 D0L3.1 U0L9.11 N4 W7 S2 W9 S21 E9 S2 E24 N20 \$

FUS=[YR=2024;ORIG=70,10] S11 E6 S7 E11 N7 E7 N13 W4 N1 W13 S3 W7 \$

STR=[YR=2024;ORIG=77,3] S4 E13 S1 E4 N5 W17 \$

UST=[YR=2024;ORIG=43,5] E10 S4 W10 N4 \$

BAS=[YR=2024;ORIG=53,5] E7 S5 W4 N1 W3 N4 \$

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[illegible]