LOT 74
VILLAGE WALK PHASE 2
PBK 2243/434

COLE DOUGLAS A & SHERRIE D JOINT REVOCABLE TRUST/C
83042 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0074-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

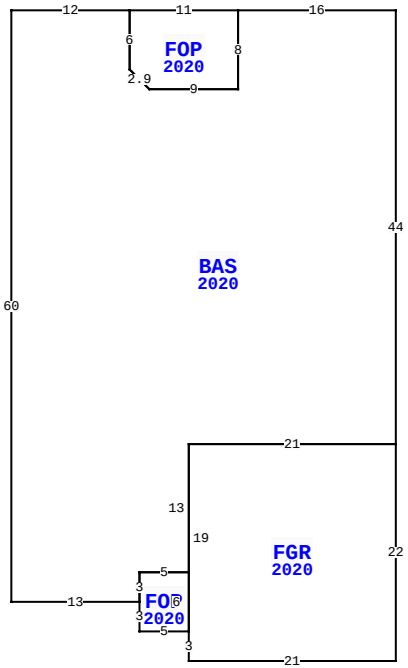
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	1,903	215,112
FGR	462	55	254	28,712
FOP	30	30	9	1,018
FOP	86	30	26	2,939
TOTALS	2,481		2,192	247,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	120.1872	114.18	250,283	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1903 HX Base Yr



83169 BOTTLES CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,780
TOTAL MARKET OB/XF VALUE	3,243
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	326,023
SOH/AGL Deduction	5,036
ASSESSED VALUE	320,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,987
TOTAL JUST VALUE	326,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002570	CO ISSUED	0	03/23/2020
19001972	NEW CONSTR	259,312	03/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0532	11/04/2022	WD	U	I	11	100
GRANTOR: COLE DOUGLAS ANTHONY						
GRANTEE: COLE DOUGLAS A & SH						
2351/0284	3/31/2020	SW	Q	I	02	254,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COLE DOUGLAS ANTHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] W11 S6 D2 R2 E9 N8$ S8 W9 L2 U2 N6 W12 S60 E13 FOP=[YR=2020] S3 E5 FGR=[YR=2020] S3 E21 N22 W21 S19$ N6 W5 S3$ N3 E5 N13 E21 N44$.

EXTRA FEATURES

LN	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	0	0	0	630.00	SF	5.20	5.20	100	2020	2020	3	99	3,243	

LAND DESCRIPTION

TOTAL OB/XF 3,243

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/18/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS