

LOT 75
VILLAGE WALK PHASE 2
PBK 2243/434

JOHNSON MICHAEL R & CHRISTINE
83177 BOTTLES CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0075-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,081	100	1,081	117,903
FGR	420	55	231	25,195
FOP	76	30	23	2,509
FSP	130	40	52	5,672
FUS	1,471	100	1,471	160,439
STR	48	10	5	545
TOTALS	3,226		2,863	312,263

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0		5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,863	115.9725	110.17	315,417	2020	2020	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 2552 HX Base Yr 2022									
83177 BOTTLES CT, FERNANDINA BEACH									

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			312,263
TOTAL MARKET OB/XF VALUE			3,161
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			390,424
SOH/AGL Deduction			40,854
ASSESSED VALUE			349,570
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			299,570
TOTAL JUST VALUE			390,424
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004253	CO ISSUED	0	05/19/2020
19002066	NEW CONSTR	339,253	03/14/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2509/0569	10/28/2021	WD	Q	I	01	455,000	
GRANTOR: BURLESON JOSHUA BRYAN							
GRANTEE: JOHNSON MICHAEL ROB							
2363/0706	5/21/2020	WD	Q	I	01	312,200	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: BURLESON JOSHUA BRY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W24 FSP=[YR=2020] N10 W13 S10 E13\$ W13 S37 FOP=[YR=2020] S4 E17 FGR=[YR=2020] S3 E20 N21 W20 S18 \$ N6 W4 S2 W13\$ E13 N2 E4 N12 E20 N23\$ PTR=E15 STR=[YR=2020] S12 FUS=[YR=2020] S25 E17 S7 E5 S1 E10 N1 E5 N44 W33 S12 W4\$ E4 N12 W4\$ W15\$.									

TOTAL OB/XF									
3,161									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00