

LOT 76
VILLAGE WALK PHASE 2
PBK 2243/434

GWILLIAM BRUCE D & LORRAINE
83185 BOTTLES CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0076-0000



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	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	1,630	100	1,630	174,151
FGR	441	55	243	25,963
FOP	173	30	52	5,556
FSP	216	40	86	9,188
TOTALS	2,460		2,011	214,857

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
1	0811	CONCRETE B	0 100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,011	113.6016	107.92	217,027	2020	2020	0	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1630 HX Base Yr 2021												
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU												
XF DATE INC DATE												

TOTAL OB/XF 3,254													
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,857	
TOTAL MARKET OB/XF VALUE		3,254	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		293,111	
SOH/AGL Deduction		58,261	
ASSESSED VALUE		234,850	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		184,850	
TOTAL JUST VALUE		293,111	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007728	CO ISSUED	0	08/25/2020
20001835	NEW CONSTR	160,894	04/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/1526	8/28/2020	SW	Q	I	01	260,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GWILLIAM BRUCE D &						
2348/1465	3/19/2020	WD	Q	V	01	67,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W15 FSP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S47 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19\$N19 W5 S13 W13\$ E13 N13 E26 N43\$.													