LOT 82
VILLAGE WALK PHASE 2
PBK 2243/434

BAGNALL DAVID S & LATRICIA J
83158 BOTTLES CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

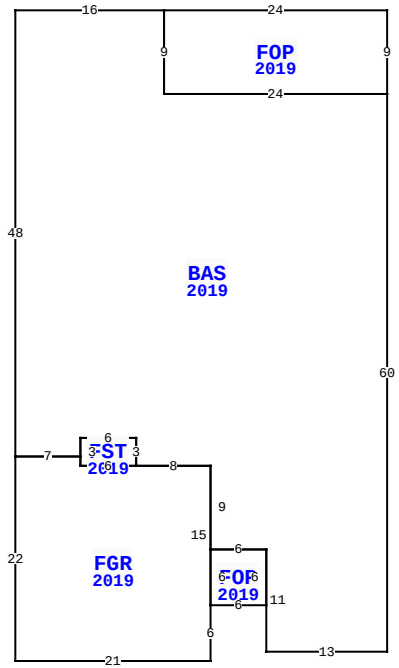
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,033	100	2,033	220,035
FGR	448	55	246	26,625
FOP	36	30	11	1,191
FOP	216	30	65	7,035
FST	18	55	10	1,083
TOTALS	2,751		2,365	255,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	115.6596	109.88	259,866	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2033 HX Base Yr 2024



83158 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,968
TOTAL MARKET OB/XF VALUE		3,910
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		334,878
SOH/AGL Deduction		0
ASSESSED VALUE		334,878
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,878
TOTAL JUST VALUE		334,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000071	CO ISSUED	0	01/03/2020
1902720	NEW CONSTR	279,034	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0815	9/22/2022	WD	Q	I	01	429,000
GRANTOR: LUNDIN MATTHEW T & JE						
GRANTEE: BAGNALL DAVID S & L						
2356/0104	4/20/2020	SW	Q	I	01	282,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LUNDIN MATTHEW T &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S22 E21 N6 FOP=[YR=2019] E6 N6 W6 S6$ N15 W8 FST=[YR=2019] N3 W6 S3 E6$ W6 N1 W7$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 W24 N9$ S9 E24 N9$.

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	100	0	0	711.00	SF	5.20	5.20	100	2019	2019	3	98	3,623	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2019	2019	3	98	287	

LAND DESCRIPTION

TOTAL OB/XF 3,910

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/20/2019 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS