

LOT 43
IN OR 2146/925
ESMT PT OR 1521/1562

BATTISTA PAUL D & ANNA M
85068 APOKA COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	903	100	2009	903	119,603
FGR	441	55	2009	243	32,185
FOP	42	30	2009	13	1,721
FSP	120	40	2009	48	6,358
FUS	1,312	100	2009	1,312	173,775

TOTALS	2,818			2,519	333,644
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	100	0	0	536.00	SF	10.00
2	0462	ST/AL FNC	0	100	240	0	960.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,519	108.4800	143.19	360,696	2009	2009	0	0	0	7.50	92.50
1 SNGL FAM - 100% - 2018												
Heated Area: 2215												
HX Base Yr 2018												

BLD DATE	09/23/2009	RK	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

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 PAVR	0	100	0	0	536.00	SF	10.00	10.00	100	2009	2009	3	89	4,770	
2	0462	ST/AL FNC	0	100	240	0	960.00	SF	10.00	10.00	100	2010	2010	3	56	5,376	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION										TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										333,644									
TOTAL LAND VALUE - MARKET										10,428									
TOTAL MARKET VALUE										75,000									
SOH/AGL Deduction										157,564									
ASSESSED VALUE										261,568									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										210,786									
TOTAL JUST VALUE										419,072									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										403,535									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22184	CO ISSUED	0	04/15/2009
B22184	NEW CONSTR	183,150	01/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2146/0925	9/18/2017	WD	Q	I	01	275,000	
GRANTOR: MIXON TYLER R & LAURE							
GRANTEE: BATTISTA PAUL D & A							
2108/1375	3/23/2017	WD	Q	I	01	230,000	
GRANTOR: WHITE JASON &							
GRANTEE: MIXON TYLER R & LAU							

BUILDING NOTES									
BUILDING DIMENSIONS									
FUS=[YR=2009;ORIG=11,0] E35 S33 W14 S9 W13 N4 W8 N38 \$									
BAS=[YR=2009;ORIG=0,0] W14 W12 W9 S21 E21 S12 E7 E7 N33 \$									
FGR=[YR=2009;ORIG=-35,21] S21 E21 N3 N6 N12 W21 \$									
FSP=[YR=2009;ORIG=-14,0] N10 W12 S10 E12 \$									
FOP=[YR=2009;ORIG=-14,39] E7 N6 W7 S6 \$									
PTR=[ORIG=0,0] E30 W30 \$									