LOT 73
VILLAGE WALK PHASE 2
PBK 2243/434

GALLO MARIA
83155 BOTTLES CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0073-0000

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

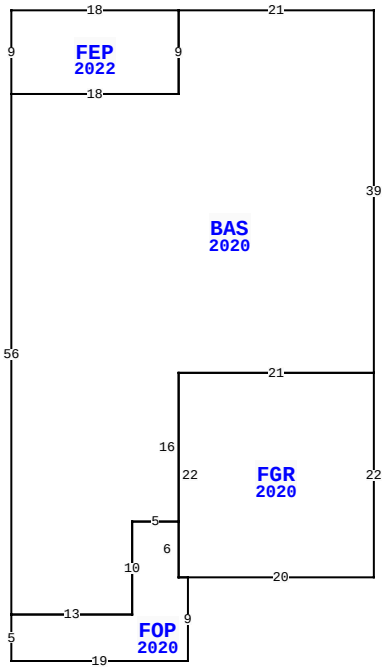
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	2020	1,777	212,177
FEP	162	80	2022	130	15,523
FGR	462	55	2020	254	30,328
FOP	149	30	2020	45	5,373
TOTALS	2,550			2,206	263,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	121.2162	121.22	267,411	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1777 HX Base Yr 2025



83155 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,400
TOTAL MARKET OB/XF VALUE		6,288
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,688
SOH/AGL Deduction		0
ASSESSED VALUE		344,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,966
TOTAL JUST VALUE		344,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008395	ADDITION	17,255	05/31/2022
20002001	CO ISSUED	0	03/04/2020
19001963	NEW CONSTR	249,446	03/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/194	5/15/2024	WD	Q	I	01	400,000
GRANTOR: MCGOWEN LAURA & BREND						
GRANTEE: GALLO MARIA						
2347/0757	3/13/2020	SW	Q	I	01	263,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCGOWEN LAURA & BRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FEP=[YR=2022] W18 S9 E18 N9$ S9 W18 S56 FOP=[YR=2020] S5 E19 N9 FGR=[YR=2020] E20 N22 W21 S22 E1 $ W1 N6 W5 S10 W13$ E13 N10 E5 N16 E21 N39$.

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	754.00	SF	5.20	5.20	100	2020	2020	3	98	3,842	
2	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2022	2022	3	98	2,446	

LAND DESCRIPTION

TOTAL OB/XF 6,288

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	RES	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 09/20/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS