

LOT 74
VILLAGE WALK PHASE 2
PBK 2243/434

HEROPOULOS JOHN/HENDRICKSON BROOKE
83169 BOTTLES CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0074-0000



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	1,903	100	2020	1,903	225,291
FGR	462	55	2020	254	30,070
FOP	30	30	2020	9	1,066
FOP	86	30	2020	26	3,078
TOTALS	2,481			2,192	259,504

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	630.00	SF	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	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 02/18/2020 BY NW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,192	120.1872	120.19	263,456	2020	2020	0	0
1 SINGLE FAM - 100% - 2025									
Heated Area: 1903									
HX Base Yr 2025									

83169 BOTTLES CT, FERNANDINA BEACH									
TOTAL OB/XF 3,210									

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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					259,504				
TOTAL MARKET OB/XF VALUE					3,210				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					337,714				
SOH/AGL Deduction					0				
ASSESSED VALUE					337,714				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					286,992				
TOTAL JUST VALUE					337,714				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					326,023				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002570	CO ISSUED	0	03/23/2020
19001972	NEW CONSTR	259,312	03/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/1051	7/26/2024	TD	Q	I	01	415,000
GRANTOR: COLE DOUGLAS A & SHER						
GRANTEE: HEROPOULOS JOHN						
2603/0532	11/04/2022	WD	U	I	11	100
GRANTOR: COLE DOUGLAS ANTHONY						
GRANTEE: COLE DOUGLAS A & SH						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FOP=[YR=2020] W11 S6 D2 R2 E9 N8\$ S8 W9 L2 U2 N6 W12 S60 E13 FOP=[YR=2020] S3 E5 FGR=[YR=2020] S3 E21 N22 W21 S19\$ N6 W5 S3\$ N3 E5 N13 E21 N44\$.									

OTHER ADJUSTMENTS AND NOTES									

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