LOT 76
VILLAGE WALK PHASE 2
PBK 2243/434

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

**2025**

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

## BUILDING CHARACTERISTICS

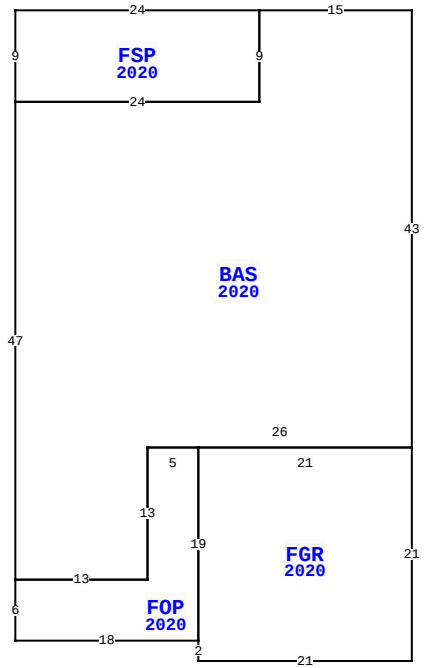
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,630 | 100 | 2020 | 1,630 | 182,390 |
| FGR | 441 | 55 | 2020 | 243 | 27,191 |
| FOP | 173 | 30 | 2020 | 52 | 5,818 |
| FSP | 216 | 40 | 2020 | 86 | 9,623 |
| TOTALS | 2,460 | | | 2,011 | 225,023 |

## MARKET ADJUSTMENTS

| 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 | 113.60 | 228,450 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1630 HX Base Yr 2021




83185 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

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 225,023 |
| TOTAL MARKET OB/XF VALUE | | 3,221 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 303,244 |
| SOH/AGL Deduction | | 61,583 |
| ASSESSED VALUE | | 241,661 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 190,939 |
| TOTAL JUST VALUE | | 303,244 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 293,111 |

| 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

## 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$.

## 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 | 632.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 3,221 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,221

| 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 09/22/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS