

LOT 77
VILLAGE WALK PHASE 2
PBK 2243/434

MATUSZAK ALAN
83193 BOTTLES CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0077-0000



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		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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2020	2,033	244,806
FGR	466	55	2020	256	30,827
FOP	36	30	2020	11	1,325
FOP	216	30	2020	65	7,827
TOTALS	2,751			2,365	284,784

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	100	0	0	516.00	SF	5.20	5.20	100	2020	2020	3	98	2,630	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
3	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2020	2020	3	95	6,202	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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	122.2452	122.25	289,121	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 2033											
HX Base Yr 2023											
83193 BOTTLES CT, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU											
XF DATE											
INC DATE											
AG DATE											

TOTAL OB/XF											
9,402											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			284,784
TOTAL MARKET OB/XF VALUE			9,402
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			369,186
SOH/AGL Deduction			20,207
ASSESSED VALUE			348,979
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			298,257
TOTAL JUST VALUE			369,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001494	CO ISSUED	0	02/19/2020
19002055	NEW CONSTR	279,034	03/13/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2771/137	2/28/2025	WD	Q	I	02
GRANTOR: MICHINSKI PEGGY & THO					
GRANTEE: MATUSZAK ALAN					
2604/0830	11/22/2022	WD	Q	I	01
GRANTOR: RICHARDSON EMELY & AD					
GRANTEE: MICHINSKI PEGGY & T					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S6 E21 N22 W7 N2 W6 S3 W8 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.		