

LOT 81
VILLAGE WALK PHASE 2
PBK 2243/434

NICHOLSON PENNY S
83166 BOTTLES CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0081-0000



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/LAMMT 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
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NEIGHBORHOOD/LOC	4090.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	2020	1,701	190,335
FGR	447	55	2020	246	27,527
FOP	101	30	2020	30	3,357
FOP	132	30	2020	40	4,476

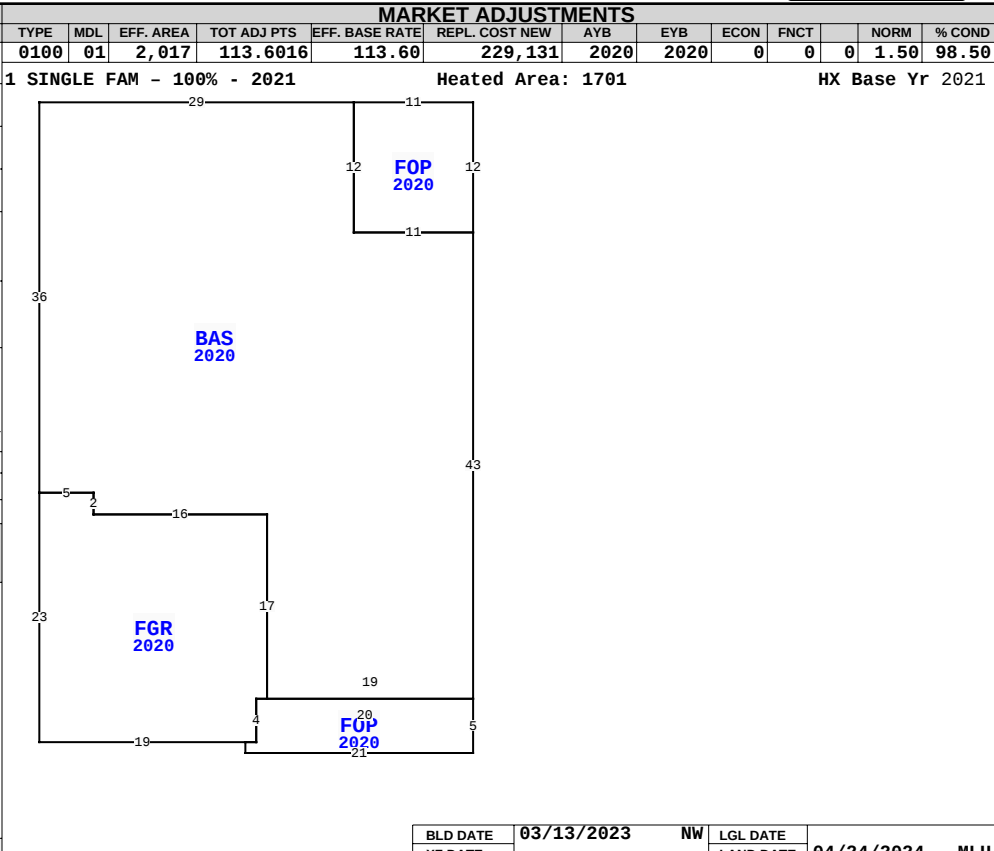
TOTALS	2,381			2,017	225,694
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EXTRA FEATURES

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	569.00	SF	5.20	5.20	100	2020	2020	3	98	2,900	
2	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2020	2020	3	95	2,006	
3	0462	ST/AL FNC	0	100	0	0	144.00	SF	10.00	10.00	100	2020	2020	3	90	1,296	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



83166 BOTTLES CT, FERNANDINA BEACH

BLD DATE	03/13/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/24/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF 6,772

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,694
TOTAL MARKET OB/XF VALUE		6,772
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		307,466
SOH/AGL Deduction		63,041
ASSESSED VALUE		244,425
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,703
TOTAL JUST VALUE		307,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002243	CO ISSUED	0	03/12/2020
1902438	NEW CONSTR	235,057	05/01/2019

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20002243	CO ISSUED	0	03/12/2020
1902438	NEW CONSTR	235,057	05/01/2019

BUILDING NOTES
BUILDING DIMENSIONS
FOP=[YR=2020] W11 BAS=[YR=2020] W29 S36 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S1 E21 N5 W20 S4 W1\$ E1 N4 E1 N17 W16 N2 W5\$ E5 S2 E16 S17 E19 N43 W11 N12\$ S12 E11 N12\$.