

LOT 82
VILLAGE WALK PHASE 2
PBK 2243/434

BAGNALL DAVID S & LATRICIA J
83158 BOTTLES CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0082-0000



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		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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2019	2,033	230,434
FGR	448	55	2019	246	27,883
FOP	36	30	2019	11	1,247
FOP	216	30	2019	65	7,368
FST	18	55	2019	10	1,134
TOTALS	2,751			2,365	268,065

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	115.6596	115.66	273,536	2019	2019	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2033 HX Base Yr 2024												
83158 BOTTLES CT, FERNANDINA BEACH												
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU												
XF DATE INC DATE												
AG DATE												

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										4			
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										268,065			
TOTAL MARKET OB/XF													