LOT 43
IN OR 2146/925
ESMT PT OR 1521/1562

BATTISTA PAUL D & ANNA M
85068 APOKA COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

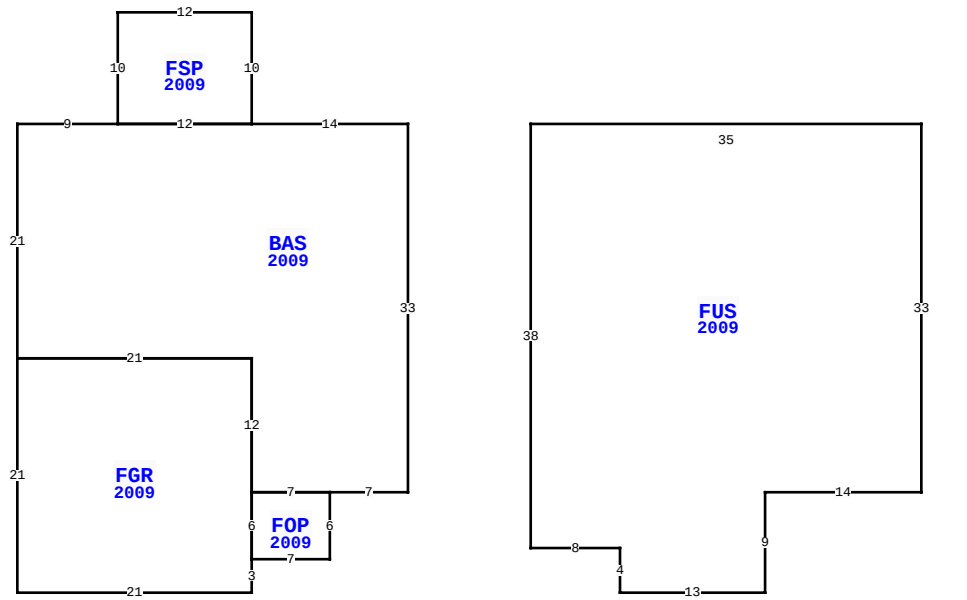
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	903	100	2009	903	119,007
FGR	441	55	2009	243	32,025
FOP	42	30	2009	13	1,713
FSP	120	40	2009	48	6,326
FUS	1,312	100	2009	1,312	172,908
TOTALS	2,818			2,519	331,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,519	103.0560	143.25	360,847	2009	2009	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2018 Heated Area: 2215 HX Base Yr 2018



85068 APOKA CT, FERNANDINA BEACH

BLD DATE	09/23/2009 RK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		331,979
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,979
SOH/AGL Deduction		138,410
ASSESSED VALUE		268,569
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,158
TOTAL JUST VALUE		406,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22184	CO ISSUED	0	04/15/2009
B22184	NEW CONSTR	183,150	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2146/0925	9/18/2017	WD	Q	I	01	275,000
GRANTOR: MIXON TYLER R & LAURE						
GRANTEE: BATTISTA PAUL D & A						
2108/1375	3/23/2017	WD	Q	I	01	230,000
GRANTOR: WHITE JASON &						
GRANTEE: MIXON TYLER R & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2009;ORIG=11,0] E35 S33 W14 S9 W13 N4 W8 N38 $
BAS=[YR=2009;ORIG=0,0] W14 W12 W9 S21 E21 S12 E7 E7 N33 $
FGR=[YR=2009;ORIG=-35,21] S21 E21 N3 N6 N12 W21 $
FSP=[YR=2009;ORIG=-14,0] N10 W12 S10 E12 $
FOP=[YR=2009;ORIG=-14,39] E7 N6 W7 S6 $
PTR=[ORIG=0,0] E30 W30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/28/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS