

MATUSZAK ALAN
83193 BOTTLES CT
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

Exterior Wall 03
Roof Structur 03
Roof Cover 05
Interior Wall 05
Interior Floo 11
Interior Floo 14
Air Condition 03
Heating Type 04
Bedrooms 04
Bathrooms 02
Frame 02

Stories Units 1.
Occupancy 00

HARDIE BRD 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 60
CARPET 40
CENTRAL 100
AIR DUCTED 100
4 100
3 100
WOOD FRAME 100

1. 1. 100
0 100
NONE 100

Quality 04
DOR CODE 0100
MAP NUM
NEIGHBORHOOD/LOC 4090.00

Area Type
BAS
FGR
FOP
FOP

Total Gross Area
2,033
466
36
216

Pct Of Base
100
55
30
30

Year
2020
2020
2020
2020

Tot Adj Area
2,033
256
11
65

Subarea Market Value
255,737
32,203
1,384
8,176

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 128.36 303,571 2020 2020 0 0 2.00 98.00

1 SINGLE FAM 100% - 2026 Heated Area: 2033 HX Base Yr 2026

FOP 2020
BAS 2020
FOP 2020
FGR 2020

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 297,500

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 372,500

SOH/AGL Deduction 0

ASSESSED VALUE 372,500

TOTAL EXEMPTION VALUE HX HB 51,411

BASE TAXABLE VALUE 321,089

TOTAL JUST VALUE 372,500

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 369,186

Sales Data

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2771/137 2/28/2025 WD Q I 02 449,000

GRANTOR: MICHINSKI PEGGY & THO

GRANTEE: MATUSZAK ALAN

2604/0830 11/22/2022 WD Q I 01 420,000

GRANTOR: RICHARDSON EMELY & AD

GRANTEE: MICHINSKI PEGGY & T

Building Notes

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\$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 01/01/2023 BY CD

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