LOT 81
VILLAGE WALK PHASE 2
PBK 2243/434

NICHOLSON PENNY S
83166 BOTTLES CT
FERNANDINA BEACH, FL 32034

2026

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/LAMNT 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

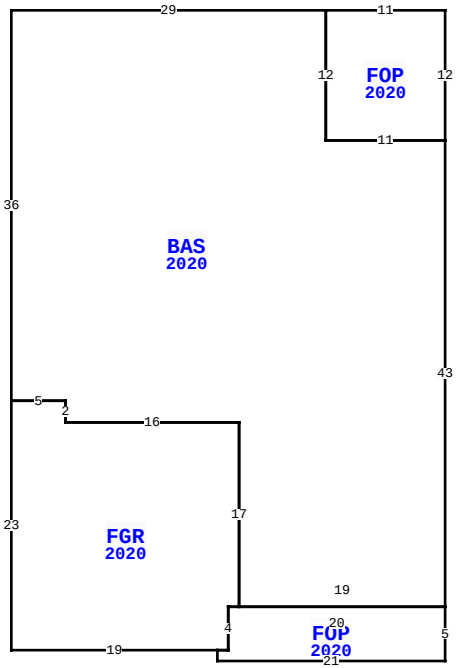
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	2020	1,701	198,837
FGR	447	55	2020	246	28,756
FOP	101	30	2020	30	3,506
FOP	132	30	2020	40	4,676
TOTALS	2,381			2,017	235,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	113.6016	119.28	240,588	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1701 HX Base Yr 2021



83166 BOTTLES CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 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		235,776
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		310,776
SOH/AGL Deduction		59,752
ASSESSED VALUE		251,024
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,613
TOTAL JUST VALUE		310,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,466

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1364	4/16/2020	SW	Q	I	01	252,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NICHOLSON PENNY S &						
2272/0146	5/02/2019	WD	Q	V	05	455,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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$.

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	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							

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