

LOT 29
IN OR 2120/1404
ENCLAVE AT SUMMER BEACH

WINSTEAD WAYLAND H & PAULA F
96062 BOTTLEBRUSH LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-045E-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	894
BAS	1,140	100	1,140	169,738
FGR	420	55	231	34,394
FOP	50	30	15	2,234
FOP	136	30	41	6,105
FUS	1,262	100	1,262	187,903
PTO	40	5	2	298
PTO	104	5	5	745
TOTALS	3,192		2,702	402,309

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	498.00	SF	6.50	
4	0855	CONC PAVER	0 100	0	0	120.00	SF	7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,702	168.5232	160.10	432,590	2008	2008	0	0	7.00	93.00
1 TOWNHOUSE - 100% - 2018											
Heated Area: 2402											
HX Base Yr 2018											

96062 BOTTLEBRUSH LN, FERNANDINA BEACH

BLD DATE	12/01/2008	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		402,309	
TOTAL MARKET OB/XF VALUE		5,841	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		523,150	
SOH/AGL Deduction		174,276	
ASSESSED VALUE		348,874	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		298,874	
TOTAL JUST VALUE		523,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		467,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20756	ELEC OTHER	1,000	05/01/2008
M13763	MECH OTHER	0	04/01/2008
B0720896	NEW CONSTR	0	01/01/2007
C20896	CO ISSUED	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
2120/1404	5/16/2017	WD Q	Q	I	02	400,000	
GRANTOR: JOHNSON RICHARD W & D							
GRANTEE: WINSTEAD WAYLAND H							
1805/1379	8/03/2012	WD Q	Q	I	02	282,500	
GRANTOR: GREENWICH GREEN LLC							
GRANTEE: JOHNSON RICHARD W &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2008] W13 FOP=[YR=2008] W17 S8 BAS=[YR=2008] S46 FOP=[YR=2008] S5 PTO=[YR=2008] S4 E10 FGR=[YR=2008] E20 N21 W20 S21\$ N4 W10\$ E10 N5 W10\$ E10 N12 E20 N34 W30\$ E17 N8\$ S8 E13 N8\$ PTR=E15S15 FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4E10S4W10\$ E12 S51 W7 S2 W11 N2 W6 N11 W6 N26\$ N15W15\$.									