



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	21	15	3	672
BAS	1,522	100	1,522	340,596
FGR	386	55	212	47,442
FOP	78	30	23	5,147
FOP	128	30	38	8,504
FUS	587	100	587	131,361
STR	68	10	7	1,566
TOTALS	2,790		2,392	535,286

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0855	CONC PAVER

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,392	159.4333	227.19	543,438	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2020											
Heated Area: 2109											
HX Base Yr 2020											

96039 BOTTLEBRUSH LN, FERNANDINA BEACH											
TOTAL OB/XF 5,455											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		535,286	
TOTAL MARKET OB/XF VALUE		5,455	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		655,741	
SOH/AGL Deduction		223,054	
ASSESSED VALUE		432,687	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		382,687	
TOTAL JUST VALUE		655,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		544,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900135	NEW CONSTR	276,817	01/07/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2286/1238	6/26/2019	SW	Q	I	02
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: GOLDEN LIVING TRUST					
2170/0137	1/10/2018	SW	Q	V	05
GRANTOR: BIGHT ENTERPRISES LLC					
GRANTEE: ARTISAN HOMES LLC					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W16 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S58					
FOP=[YR=2019] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2019] E19 N20 W21					
S3 E2 S17\$ N17 W2 N3 E21 N42\$ PTR=E15 FUS=[YR=2019] E32 S21					
W6 BAL=[YR=2019] S3 W7 N3 E7\$ W13 STR=[YR=2019] S4 W7 N4 E3					
N10 E4 S10 \$ N10 W4 S5 W9 N16\$ W15\$.					