

TICKLE THOMAS R REV TRUST/TICKLE THOMAS R TRUSTEE
96043 BOTTLEBRUSH LN
FERNANDINA BEACH, FL 32034

00-SB-30-046E-0016-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

050011WD FR STUC 100
Roof Structur03GABLE/HIP 100
Roof Cover08CLAY TILE 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 70
Interior Floo14CARPET 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms3.5 100
Frame02WOOD FRAME 100

Stories Units2. 2. 100
 0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA03
NEIGHBORHOOD/LOC3043.100

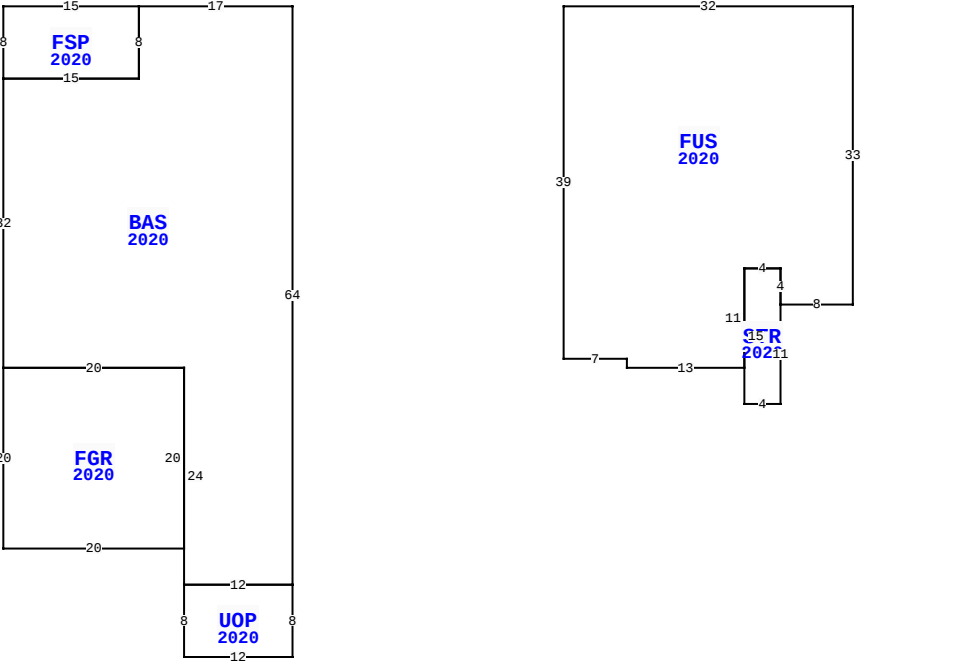
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	307,519
FGR	400	55	220	46,722
FSP	120	40	48	10,194
FUS	1,173	100	1,173	249,116
STR	60	10	6	1,274
UOP	96	20	19	4,035

TOTALS3,2972,914618,860

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500112,914150.5382214.52625,11120202020001.0099.00

1 SFR CUST - 100% - 2021Heated Area: 2621HX Base Yr 2021



NASSAU COUNTY PROPERTYVALUATION SUMMARY

STANDARDTax Group: 8Tax Dist:

BUILDING MARKET VALUE618,860
TOTAL MARKET OB/XF VALUE5,010
TOTAL LAND VALUE - MARKET115,000
TOTAL MARKET VALUE738,870
SOH/AGL Deduction262,057
ASSESSED VALUE476,813
TOTAL EXEMPTION VALUE HX HB50,000
BASE TAXABLE VALUE426,813
TOTAL JUST VALUE738,870
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE621,994

PERMIT NUMDESCRIPTIONAMTISSUED

19008215NEW CONSTR342,98608/01/2019

SALES DATAOFF RECORD NumberDATETYPEINSTQ / V I RSN CD SALE PRICE

2344/10932/27/2020SW Q I 023,900,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE:TICKLE THOMAS R REV
2170/01371/10/2018SW Q V 053,900,000
GRANTOR:BIGHT ENTERPRISES LLC
GRANTEE:ARTISAN HOMES LLC

BUILDING NOTESThis area contains information regarding proposed construction projects which may affect adjacent properties.

BUILDING DIMENSIONSBAS=[YR=2020] W17 FSP=[YR=2020] W15 S8 E15 N8 \$S8 W15 S32
FGR=[YR=2020] S20 E20N20 W20 \$ E20 S24 UOP=[YR=2020] S8 E12
N8 W12 \$ E12 N64 \$ PTR= E30 FUS=[YR=2020] E32 S33
W8STR=[YR=2020] S11W4 N15 E4 S4 \$ N4 W4 S11 W13 N1 W7 N39\$
W30 \$.

LAND DESCRIPTIONTOTAL OB/XF5,010

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONT DEPTHTOT LND UTUNIT TDTDPH FACT% CONDDTOT ADJ UNIT PRICADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR CONSVR

1 000100C SFR1000.000.001.00LT1.001.001.00115,000.00115,000.00115,000

REVIEW DATE08/19/2020BY RKTotal Acres: 0.00Total Land Value: 115,000Market: 0Agricultural: 0Common: 115,000PRINTED 08/02/2023 BY SYS