LOT 22
ENCLAVE AT SUMMER BEACH
REVISION TWO OR 2370/1528

BAUSCH BECKY TRUST/BAUSCH BECKY TRUSTEE
96069 BOTTLEBRUSH LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0022-0000

BUILDING CHARACTERISTICS

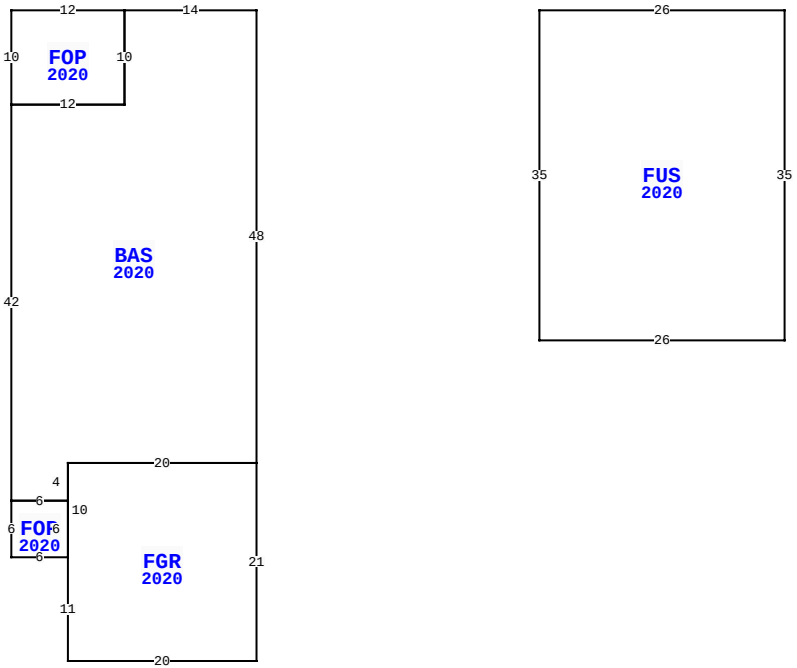
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAS	1,152	100	1,152	253,038
FGR	420	55	231	50,739
FOP	36	30	11	2,417
FOP	120	30	36	7,907
FUS	910	100	910	199,883
TOTALS	2,638		2,340	513,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,340	155.6995	221.87	519,176	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 2062 HX Base Yr 2021



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

96069 BOTTLEBRUSH LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		513,984
TOTAL MARKET OB/XF VALUE		6,910
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		635,894
SOH/AGL Deduction		208,286
ASSESSED VALUE		427,608
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,608
TOTAL JUST VALUE		635,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20202574	CO ISSUED	0	11/24/2020
20002574	NEW CONSTR	0	05/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/1554	12/09/2020	SW	Q	I	02	474,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BAUSCH BECKY TRUST						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] W12 S10 E12 N10 $ S10 W12 S42 FOP=[YR=2020] S6 E6 FGR=[YR=2020] S11 E20 N21 W20 S10 $ N6 W6 $ E6 N4 E20 N48$ PTR= E30 FUS=[YR=2020] E26 S35 W26 N35 $ W30 $.

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
1	0855	CONC PAVER	0	100	0	0	348.00	SF	10.00	10.00	100	2020	2020	3	99	3,445	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 6,910

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/07/2021 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS