LOT 25
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

WEYBRECHT JASON M & KIMBERLY J
422 DIANA CT
CLEVELAND, OH 44143

2023

00-SB-30-046E-0025-0000

BUILDING CHARACTERISTICS

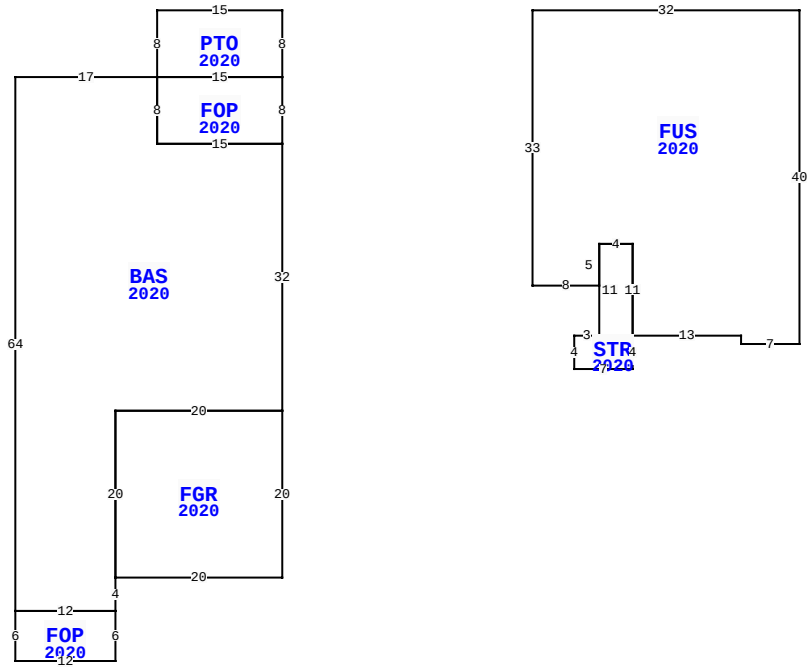
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAS	1,448	100	1,448	297,026
FGR	400	55	220	45,128
FOP	72	30	22	4,512
FOP	120	30	36	7,384
FUS	1,163	100	1,163	238,564
PTO	120	5	6	1,231
STR	72	10	7	1,436
TOTALS	3,395		2,902	595,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,902	145.4048	207.20	601,294	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 2611 HX Base Yr



96052 BOTTLEBRUSH LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	595,281
TOTAL MARKET OB/XF VALUE	4,752
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	715,033
SOH/AGL Deduction	82,776
ASSESSED VALUE	632,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	632,257
TOTAL JUST VALUE	715,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007675	NEW CONSTR	343,128	07/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/0137	5/21/2021	WD	Q	I	01	725,000
GRANTOR: SMITH JACKSON S III &						
GRANTEE: WEYBRECHT JASON M &						
2348/0886	3/17/2020	SW	Q	I	01	550,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SMITH JACKSON S III						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W15 S8FOP=[YR=2020] S8 E15 N8 W15 $
BAS=[YR=2020] W17 S64 FOP=[YR=2020] S6 E12 N6 W12 $ E12 N4
FGR=[YR=2020] E20 N20 W20 S20 $ N20 E20 N32 W15 N8 $E15 N8 $
PTR= E30 FUS=[YR=2020] E32 S40 W7 N1 W13 STR=[YR=2020] S4
W7 N4 E3 N11 E4 S11 $ N11 W4 S5 W8 N33 $ 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	0	0	0	480.00	SF	10.00	10.00	100	2020	2020	3	99	4,752	

LAND DESCRIPTION

TOTAL OB/XF 4,752

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

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