

LOT 28
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

TAYLOR WENDY R
96040 BOTTLEBRUSH LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-046E-0028-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	16	WD FR STUC 100	0500	11	2,887	152.9258	217.92	629,135	2019	2019	0	0	0	1.50	98.50	VALUATION SUMMARY																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020													Heated Area: 2591													HX Base Yr 2020												
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		3.5 100																																							
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																																					
NEIGHBORHOOD/LOC			3043.100																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,448	100	1,448	310,815																																					
FGR	400	55	220	47,223																																					
FOP	72	30	22	4,722																																					
FSP	120	40	48	10,303																																					
FUS	1,143	100	1,143	245,347																																					
STR	60	10	6	1,288																																					
TOTALS			3,243	2,887 619,698																																					
EXTRA FEATURES			96040 BOTTLEBRUSH LN, FERNANDINA BEACH																																						
L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465																										
2	0855	CONC PAVER	0 100	0	0	480.00	SF	10.00	10.00	100	2019	2019	3	99	4,752																										
3	0855	CONC PAVER	0 100	0	0	48.00	SF	10.00	10.00	100	2019	2019	3	99	475																										
4	0462	ST/AL FNC	0 100	0	0	96.00	SF	10.00	10.00	100	2019	2019	3	93	893																										
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288																										
LAND DESCRIPTION			TOTAL OB/XF													9,873																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 11/19/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																									