LOT 27
ENCLAVE AT SUMMER BEACH
PB 7/318

ALLEN ROBIN COOK & MICHAEL
96064 BOTTLEBRUSH LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-045E-0027-0000

BUILDING CHARACTERISTICS

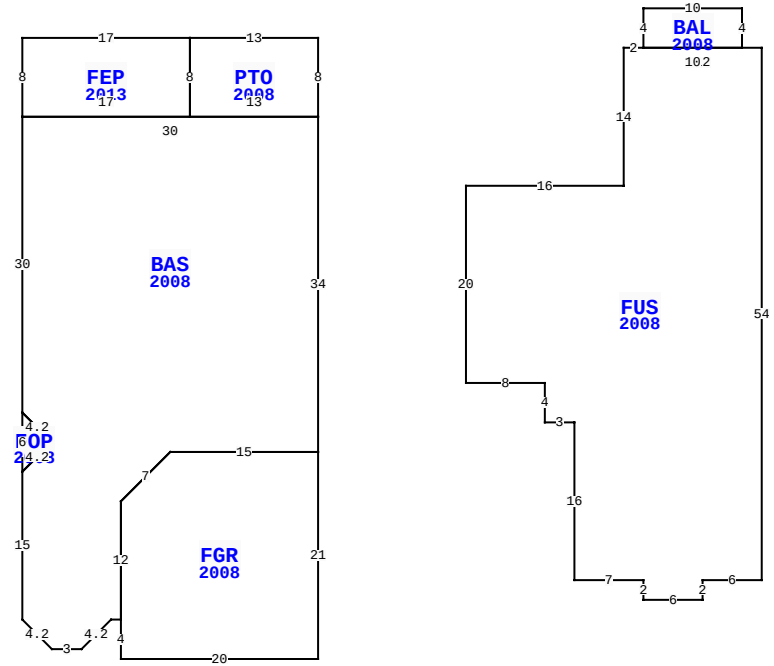
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	880
BAS	1,212	100	1,212	177,616
FEP	136	80	109	15,974
FGR	408	55	224	32,826
FOP	9	30	3	439
FUS	1,200	100	1,200	175,857
PTO	104	5	5	733
TOTALS	3,109		2,759	404,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,759	166.7635	158.43	437,108	2008	2008	0	0	0	7.50	92.50

1 TOWNHOUSE – 0% - 2024 Heated Area: 2412 HX Base Yr



BLD DATE	12/01/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

96064 BOTTLEBRUSH LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	404,325
TOTAL MARKET OB/XF VALUE	5,237
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	549,562
SOH/AGL Deduction	0
ASSESSED VALUE	549,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,562
TOTAL JUST VALUE	549,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	526,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326934	ENCLFOR	4,800	03/01/2013
E24984	ELEC OTHER	0	04/01/2012
E20754	ELEC OTHER	1,000	05/01/2008
M13764	MECH OTHER	0	04/01/2008
B0720894	NEW CONSTR	0	01/01/2007
C20894	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/288	4/25/2023	WD	Q	I	01	780,000
GRANTOR: COWGAR STEVEN & SHEIL						
GRANTEE: ALLEN ROBIN COOK &						
2185/1764	3/19/2018	WD	U	I	11	100
GRANTOR: COWGAR STEVEN L & SHE						
GRANTEE: COWGAR STEVEN L & S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W13 FEP=[YR=2013] W17 S8 BAS=[YR=2008] S30 FOP=[YR=2008] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S15 D3 R3 E3 U3 R3 E1 FGR=[YR=2008] S4 E20 N21 W15 D5 L5 S12$ N12 U5 R5 E15 N34 W30$ E17 N8$ S8 E13 N8 $ PTR=E15 S15 FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4E10S4W10$ E12 S54 W6 S2 W6 N2 W7 N16 W3 N4 W8 N20$ N15W15$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	0810	CONCRETE A	0	0	46	4	184.00	SF	6.50	6.50	100	2008	2008	3	89	1,064	
3	0811	CONCRETE B	0	0	0	0	504.00	SF	5.20	5.20	100	2008	2008	3	89	2,333	

LAND DESCRIPTION

TOTAL OB/XF 5,237

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS