

LOT 30
ENCLAVE AT SUMMER BEACH
PB 7/318

BEDFORD STEPHEN L TRUST/BEDFORD STEPHEN L TRUSTEE
96061 BOTTLEBRUSH LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-045E-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
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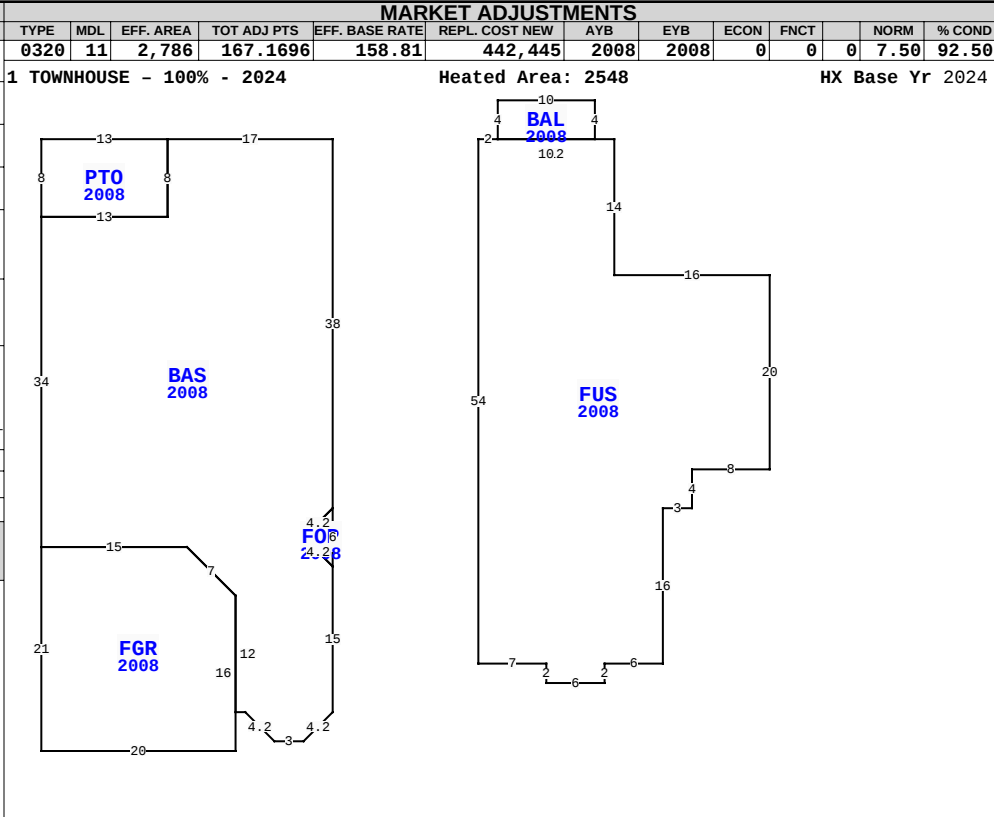
NEIGHBORHOOD/LOC	3043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	882
BAS	1,348	100	1,348	198,020
FGR	408	55	224	32,905
FOP	9	30	3	440
FUS	1,200	100	1,200	176,279
PTO	104	5	5	734

TOTALS	3,109		2,786	409,262
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	46	4	184.00	SF	6.50	6.50	100	2008
2	0810	CONCRETE A	0 100	0	0	465.00	SF	6.50	6.50	100	2008
3	0855	CONC PAVER	0 100	0	0	97.00	SF	7.00	7.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



96061 BOTTLEBRUSH LN, FERNANDINA BEACH	BLD DATE 12/01/2008	DJ	LGL DATE	04/15/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			409,262	
TOTAL MARKET OB/XF VALUE			4,365	
TOTAL LAND VALUE - MARKET			140,000	
TOTAL MARKET VALUE			553,627	
SOH/AGL Deduction			0	
ASSESSED VALUE			553,627	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			503,627	
TOTAL JUST VALUE			553,627	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			530,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0720897	NEW CONSTR	0	05/01/2008
C20897	CO ISSUED	0	05/01/2008
E20757	ELEC OTHER	1,000	05/01/2008
M13765	MECH OTHER	0	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1557	5/15/2023	WD	Q	I	02	775,000
GRANTOR: HEWITT WILLIAM H &						
GRANTEE: BEDFORD STEPHEN L T						
2490/0928	8/20/2021	WD	Q	I	01	659,000
GRANTOR: MOLANO BEATRICE W						
GRANTEE: HEWITT WILLIAM H &						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2008] W17 PTO=[YR=2008] W13 S8 E13 N8\$ S8 W13 S34											
FGR=[YR=2008] S21 E20 N16 U5 L5 W15\$ E15 D5 R5 S12 E1 D3											
R3 E3 U3 R3 N15 FOP=[YR=2008] N6 D3 L3 D3 R3 \$ U3 L3											
U3 R3 N38\$ PTR= E15 FUS=[YR=2008] E2 BAL=[YR=2008]											
N4E10S4W10 \$ E12 S14 E16 S20 W8 S4 W3 S16 W6 S2 W6 N2 W7 N54\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	