



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		3 100
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
BAL	21	15	3	703
BAS	1,522	100	1,522	356,706
FGR	386	55	212	49,686
FOP	78	30	23	5,390
FOP	128	30	38	8,906
FUS	587	100	587	137,573
STR	68	10	7	1,641
TOTALS	2,790		2,392	560,606

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	511.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	40.00	SF	10.00	10.00	100	2019

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,392	159.4333	239.15	572,047	2019	2019	0	0	2.00	98.00
1 SFR CUST - 100% - 2020											
Heated Area: 2109											
HX Base Yr 2020											

96039 BOTTLEBRUSH LN, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/15/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			560,606
TOTAL MARKET OB/XF VALUE			5,400
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			731,006
SOH/AGL Deduction			285,338
ASSESSED VALUE			445,668
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			395,668
TOTAL JUST VALUE			731,006
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			655,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900135	NEW CONSTR	276,817	01/07/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2286/1238	6/26/2019	SW	Q	I	02
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: GOLDEN LIVING TRUST					
2170/0137	1/10/2018	SW	Q	V	05
GRANTOR: BIGHT ENTERPRISES LLC					
GRANTEE: ARTISAN HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S58 FOP=[YR=2019] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2019] E19 N20 W21 S3 E2 S17\$ N17 W2 N3 E21 N42\$ PTR=E15 FUS=[YR=2019] E32 S21 W6 BAL=[YR=2019] S3 W7 N3 E7\$ W13 STR=[YR=2019] S4 W7 N4 E3 N10 E4 S10 \$ N10 W4 S5 W9 N16\$ W15\$.											

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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	1.00