LOT 16
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

TICKLE THOMAS R REV TRUST/TICKLE THOMAS R TRUSTEE
96043 BOTTLEBRUSH LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0016-0000

BUILDING CHARACTERISTICS

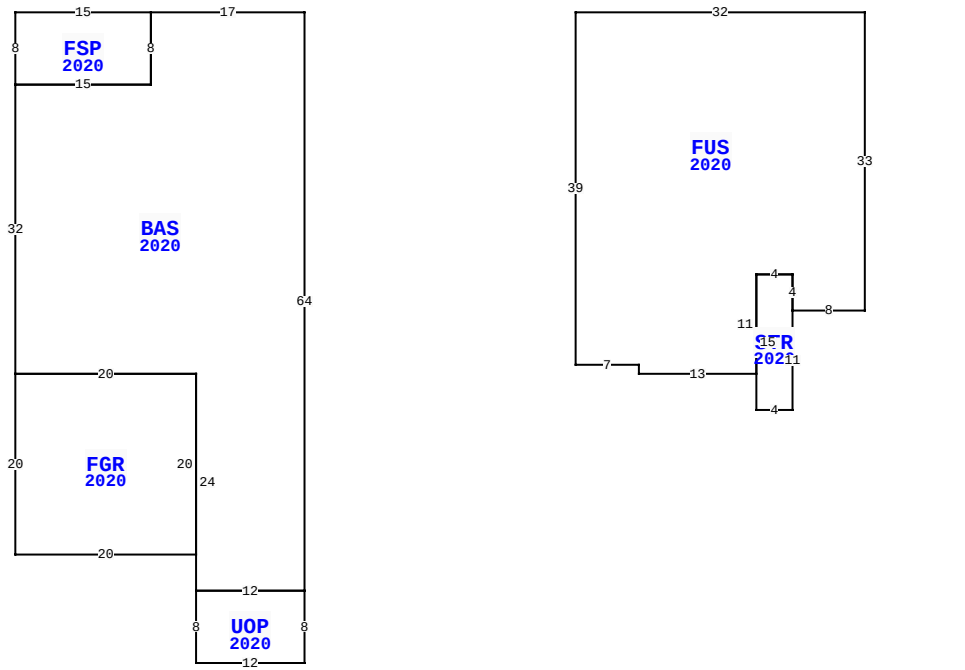
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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 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	322,068
FGR	400	55	220	48,933
FSP	120	40	48	10,676
FUS	1,173	100	1,173	260,902
STR	60	10	6	1,335
UOP	96	20	19	4,226
TOTALS	3,297		2,914	648,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,914	150.5382	225.81	658,010	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2621 HX Base Yr 2021



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/15/2024 MLU
AG DATE	

96043 BOTTLEBRUSH LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		648,140
TOTAL MARKET OB/XF VALUE		5,010
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		818,150
SOH/AGL Deduction		327,033
ASSESSED VALUE		491,117
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		441,117
TOTAL JUST VALUE		818,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		738,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008215	NEW CONSTR	342,986	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1093	2/27/2020	SW	Q	I	02	543,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: TICKLE THOMAS R REV						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FSP=[YR=2020] W15 S8 E15 N8 $S8 W15 S32 FGR=[YR=2020] S20 E20N20 W20 $ E20 S24 UOP=[YR=2020] S8 E12 N8 W12 $ E12 N64 $ PTR= E30 FUS=[YR=2020] E32 S33 W8STR=[YR=2020] S11W4 N15 E4 S4 $ N4 W4 S11 W13 N1 W7 N39$ 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	100	0	0	442.00	SF	10.00	10.00	100	2020	2020	3	99	4,376	
2	0855	CONC PAVER	0	100	16	4	64.00	SF	10.00	10.00	100	2020	2020	3	99	634	

LAND DESCRIPTION

TOTAL OB/XF 5,010

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 08/19/2020 BY RK Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS