LOT 19
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

KENYON DOUGLAS ROBERT & BELINDA RUSSELL
96055 BOTTLEBRUSH LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

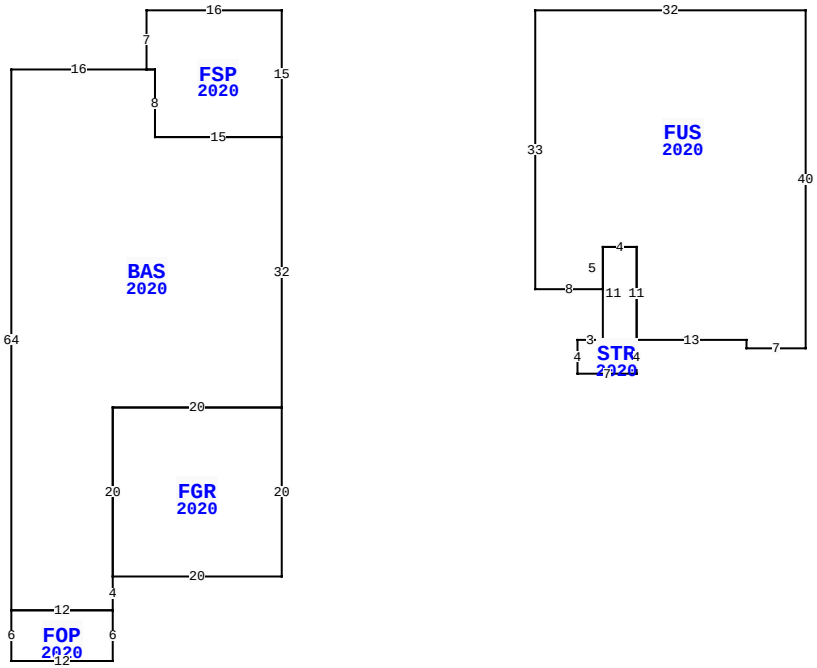
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
FOP	72	30	22	4,893
FSP	232	40	93	20,685
FUS	1,163	100	1,163	258,678
STR	72	10	7	1,557
TOTALS	3,387		2,953	656,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,953	150.5382	225.81	666,817	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2611 HX Base Yr 2022



96055 BOTTLEBRUSH LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		656,815
TOTAL MARKET OB/XF VALUE		7,742
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		829,557
SOH/AGL Deduction		161,397
ASSESSED VALUE		668,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		618,160
TOTAL JUST VALUE		829,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912113	NEW CONSTR	345,444	11/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/351	1/16/2024	WD	Q	I	02	950,000
GRANTOR: DORMAN-RODRIGUEZ DEBO						
GRANTEE: KENYON DOUGLAS ROBE						
2387/1427	8/13/2020	SW	Q	I	01	613,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DORMAN-RODRIGUEZ DE						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00	10.00	100	2020	2020	3	99	3,861	
3	0855	CONC PAVER	0	100	14	3	42.00	SF	10.00	10.00	100	2020	2020	3	99	416	

BUILDING DIMENSIONS

FSP=[YR=2020] W16 S7 BAS=[YR=2020] W16 S64 FOP=[YR=2020] S6 E12 N6 W12 $ E12 N4 FGR=[YR=2020] E20 N20 W20 S20 $N20 E20 N32 W15 N8 W1 $ E1 S8 E15 N15 $ PTR= E30 FUS=[YR=2020] E32 S40 W7 N1 W13 STR=[YR=2020] S4W7 N4 E3 N11 E4 S11 $ N11 W4 S5 W8 N33 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 7,742

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