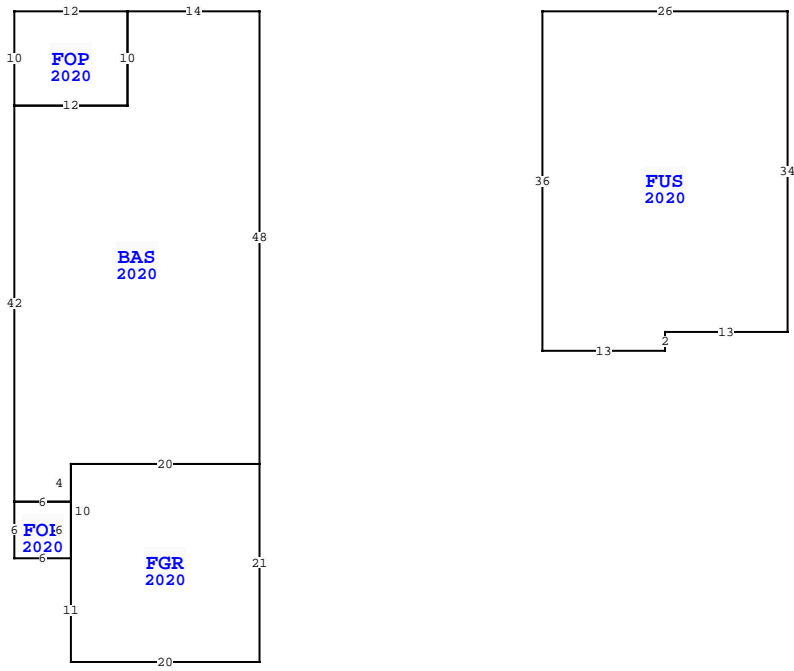


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
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
BAS	1,152	100	1,152
FGR	420	55	231
FOP	36	30	11
FOP	120	30	36
FUS	910	100	910
TOTALS	2,638		2,340
			565,323

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	2,340	163.5110	245.27	573,932	2020	2020	0	0	1.50	98.50		
1 SFR CUST - 0% - 2024 Heated Area: 2062 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		565,323	
TOTAL MARKET OB/XF VALUE		8,760	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		739,083	
SOH/AGL Deduction		0	
ASSESSED VALUE		739,083	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		739,083	
TOTAL JUST VALUE		739,083	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		663,528	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003705	CO ISSUED	0	11/19/2020
B2003705	NEW CONSTR	275,153	05/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/349	9/27/2023	TD	Q	I	02	882,500
GRANTOR: WINKEL MARK & JUDI TR						
GRANTEE: MEETING DAVID A & A						
2603/1498	11/21/2022	WD	Q	I	02	815,000
GRANTOR: MITCHELL TIMOTHY W &						
GRANTEE: WINKEL MARK & JUDI						

EXTRA FEATURES																
L N	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	0	0	348.00	SF	10.00	10.00	100	2020	2020	3	99	3,445	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
3	0855	CONC PAVER	1	0	0	185.00	SF	10.00	10.00	100	2023	2022		100	1,850	

BUILDING NOTES			
96065 BOTTLEBRUSH LN, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2020] W14 FOP=[YR=2020] W12 S10 E12 N10 \$ S10 W12 S42 FOP=[YR=2020] S6 E6 FGR=[YR=2020] S11 E20 N21 W20 S10 \$ N6 W6 \$ E6 N4 E20 N48 \$ PTR= E30 FUS=[YR=2020] E26 S34 W13 S2 W13 N36 \$ W30 \$.			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	165,000.00	165,000.00	165,000							