



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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

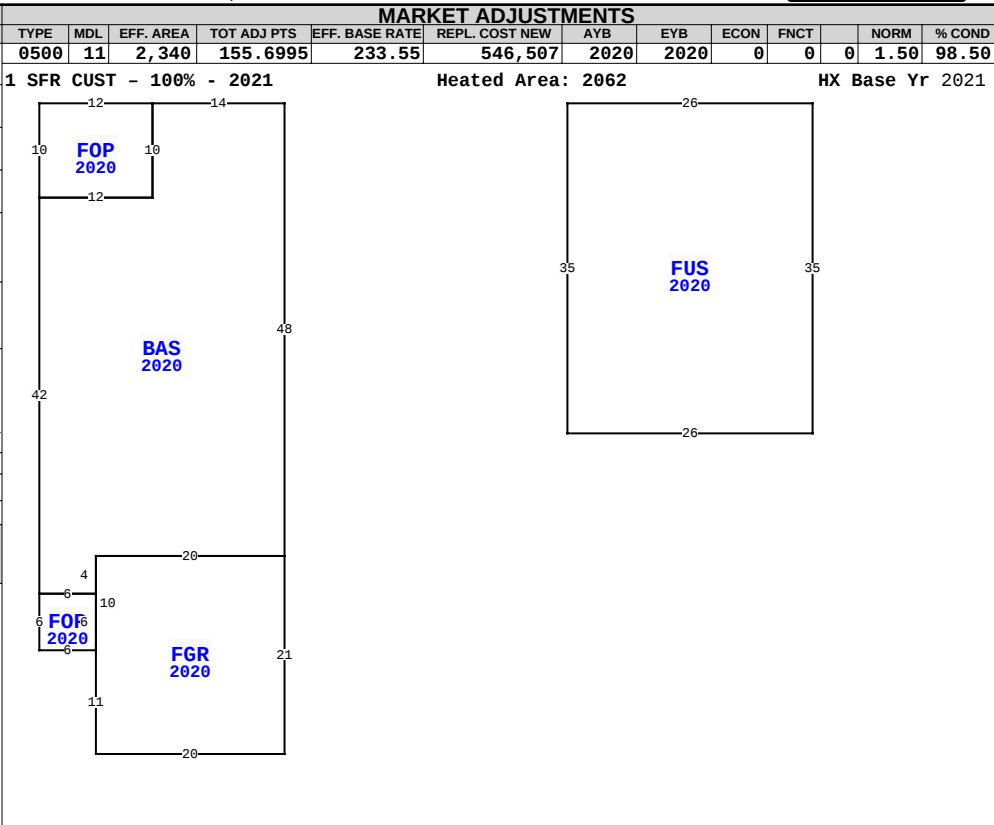
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	265,014
FGR	420	55	231	53,141
FOP	36	30	11	2,530
FOP	120	30	36	8,282
FUS	910	100	910	209,343

TOTALS	2,638		2,340	538,309
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	348.00	SF	10.00	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

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



96069 BOTTLEBRUSH LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
6,910									

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		538,309	
TOTAL MARKET OB/XF VALUE		6,910	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		710,219	
SOH/AGL Deduction		269,783	
ASSESSED VALUE		440,436	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		390,436	
TOTAL JUST VALUE		710,219	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		635,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20202574	CO ISSUED	0	11/24/2020
20002574	NEW CONSTR	0	05/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2416/1554	12/09/2020	SW	Q	I	02
GRANTOR: ARTISAN HOMES LLC					SALE PRICE
GRANTEE: BAUSCH BECKY TRUST					474,700
GRANTOR: BIGHT ENTERPRISES LLC					
GRANTEE: ARTISAN HOMES LLC					

BUILDING NOTES					
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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 S35 W26 N35 \$ W30 \$.					