LOT 27
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

YOUNG GREGORY S & TRACEY L
96044 BOTTLEBRUSH LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-046E-0027-0000

NASSAU COUNTY PROPERTY

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

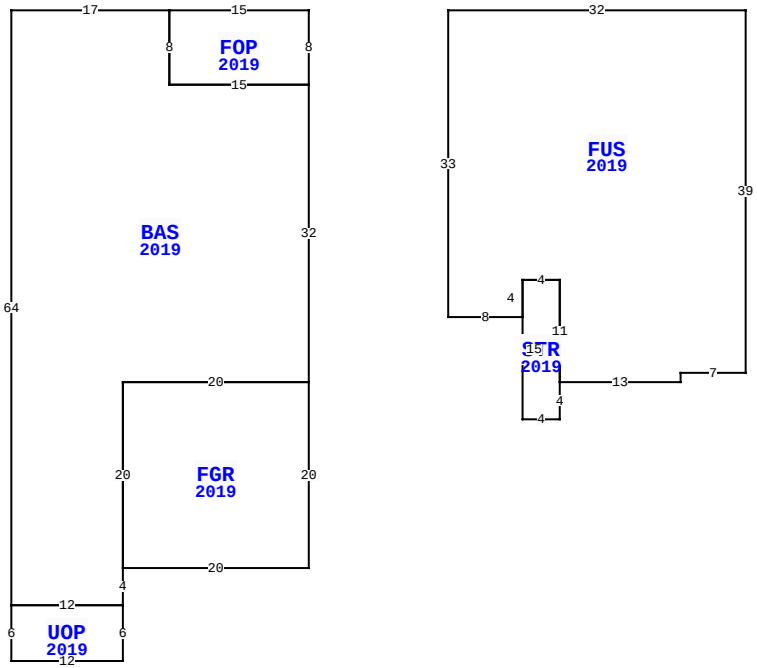
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	325,514
FGR	400	55	220	49,457
FOP	120	30	36	8,093
FUS	1,173	100	1,173	263,693
STR	60	10	6	1,348
UOP	72	20	14	3,147
TOTALS	3,273		2,897	651,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,897	152.9258	229.39	664,543	2019	2019	0	0	0	2.00	98.00

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



96044 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		651,252
TOTAL MARKET OB/XF VALUE		6,899
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		823,151
SOH/AGL Deduction		313,432
ASSESSED VALUE		509,719
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		454,719
TOTAL JUST VALUE		823,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		743,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905792	NEW CONSTR	342,986	05/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1724	10/02/2020	WD	Q	I	01	589,000
GRANTOR: GRAY TERRY D & FRANCE						
GRANTEE: YOUNG GREGORY S & T						
2318/0162	11/06/2019	SW	Q	I	01	538,600
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GRAY TERRY D & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W15 BAS=[YR=2019] W17 S64 UOP=[YR=2019] S6 E12 N6 W12$ E12 N4 FGR=[YR=2019] E20 N20 W20 S20$ N20 E20 N32 W15 N8$ S8 E15 N8$ PTR=E15 FUS=[YR=2019] E32 S39 W7 S1 W13 STR=[YR=2019] S4 W4 N15 E4 S11$ N11 W4 S4 W8 N33$ W15$.

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	480.00	SF	10.00	10.00	100	2019	2019	3	98	4,704	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2019	2019	3	98	470	
3	0462	ST/AL FNC	0	100	0	0	160.00	SF	10.00	10.00	100	2019	2019	3	90	1,440	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 6,899

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 11/19/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS