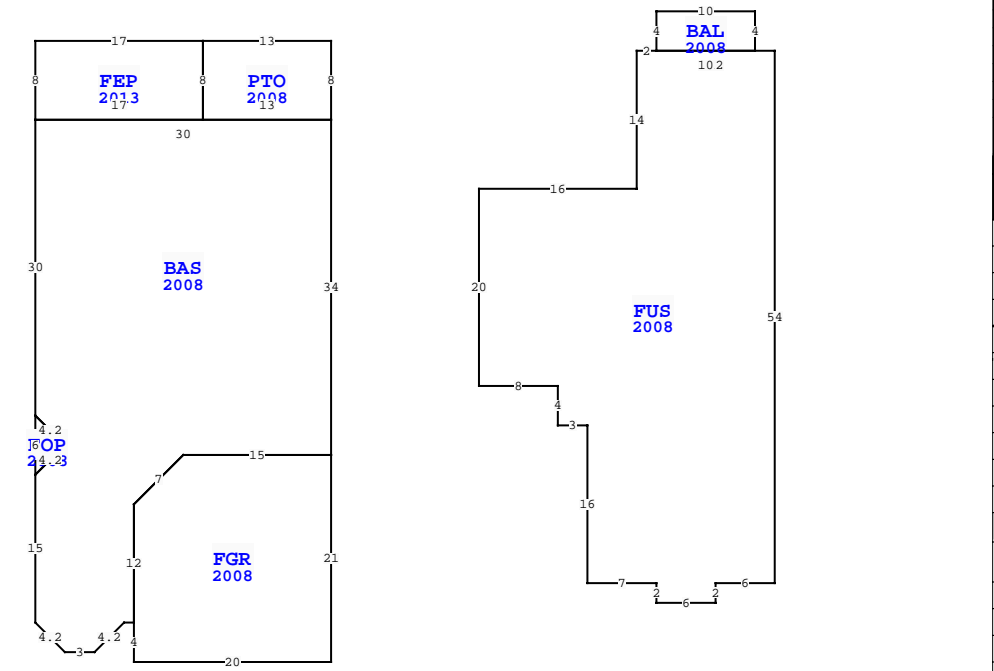




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	40	15	2008
BAS	1,212	100	2008
FEP	136	80	2013
FGR	408	55	2008
FOP	9	30	2008
FUS	1,200	100	2008
PTO	104	5	2008
TOTALS	3,109		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	-	0%	-	2024							
					Heated Area: 2412				HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		510,347	
TOTAL MARKET OB/XF VALUE		5,178	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		655,525	
SOH/AGL Deduction		51,007	
ASSESSED VALUE		604,518	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		604,518	
TOTAL JUST VALUE		655,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326934	ENCLFOR	4,800	03/01/2013
E24984	ELEC OTHER	0	04/01/2012
E20754	ELEC OTHER	1,000	05/01/2008
M13764	MECH OTHER	0	04/01/2008
B0720894	NEW CONSTR	0	01/01/2007
C20894	CO ISSUED	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/288	4/25/2023	WD Q	Q	I	01	780,000

GRANTOR: COWGAR STEVEN & SHEIL
GRANTEE: ALLEN ROBIN COOK &
2185/1764 3/19/2018 WD U I 11 100
GRANTOR: COWGAR STEVEN L & SHE
GRANTEE: COWGAR STEVEN L & S

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	0	46	4	SF	6.50	6.50	100	2008	2008	3	88	1,052	
3	0811	CONCRETE B	0	0	0	504.00	SF	5.20	5.20	100	2008	2008	3	88	2,306	

96064 BOTTLEBRUSH LN, FERNANDINA BEACH
BLD DATE 12/01/2008 DJ LGL DATE
XF DATE LAND DATE 04/15/2024 MLU
INC DATE AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	

PTO=[YR=2008] W13 FEP=[YR=2013] W17 S8 BAS=[YR=2008] S30
FOP=[YR=2008] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S15 D3 R3
E3 U3 R3 E1 FGR=[YR=2008] S4 E20 N21 W15 D5 L5 S12\$ N12
U5 R5 E15 N34 W30\$ E17 N8\$ S8 E13 N8 \$ PTR=E15 S15
FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4E10S4W10\$ E12 S54
W6 S2 W6 N2 W7 N16 W3 N4 W8 N20\$ N15W15\$.

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	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	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000								