LOT 17
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

DIEDZIC MATTHEW J JR & SUANNE
96047 BOTTLEBRUSH LN
FERNANDINA BEACH, FL 32034

2025

00-SB-30-046E-0017-0000

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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

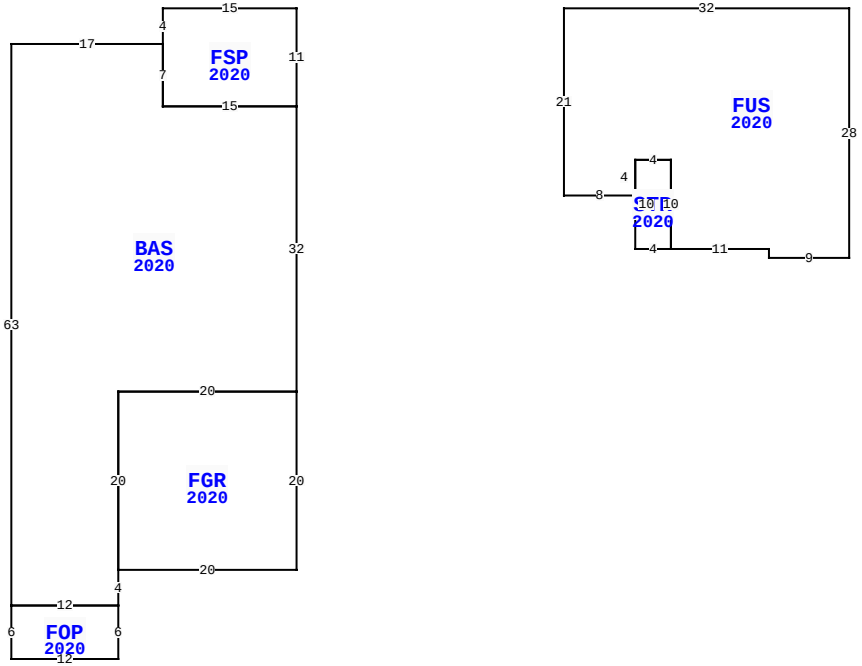
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	2020	1,431	337,945
FGR	400	55	2020	220	51,956
FOP	72	30	2020	22	5,196
FSP	165	40	2020	66	15,587
FUS	785	100	2020	785	185,386
STR	40	10	2020	4	945
TOTALS	2,893			2,528	597,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,528	152.5219	240.98	609,197	2020	2020	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 2216 HX Base Yr 2022



96047 BOTTLEBRUSH LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		597,013
TOTAL MARKET OB/XF VALUE		4,449
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		766,462
SOH/AGL Deduction		154,542
ASSESSED VALUE		611,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		561,198
TOTAL JUST VALUE		766,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000477	NEW CONSTR	299,023	01/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1133	8/24/2020	SW	Q	I	01	547,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DIEDZIC MATTHEW J J						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W15 S4 BAS=[YR=2020] W17 S63 FOP=[YR=2020] S6 E12 N6 W12 $ E12 N4 FGR=[YR=2020] E20 N20 W20 S20 $ N20 E20 N32 W15 N7 $ S7 E15 N11 $ PTR= E30 FUS=[YR=2020] E32 S28 W9 N1 W11 STR=[YR=2020] W4 N10 E4 S10 $ N10 W4 S4 W8 N21 $ W30 $.

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	100	0	0	424.00	SF	10.00	10.00	100	2020	2020	3	98	4,155	
2	0855	CONC PAVER	0	100	10	3	30.00	SF	10.00	10.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 4,449

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	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 07/30/2025 BY SYS