

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 Floor	11	CLAY TILE 70
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,901	152.9258	241.62	700,940	2019	2019	0	0	2.50	97.50	

1 SFR CUST - 100% - 2020 Heated Area: 2621 HX Base Yr 2020

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			8
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			683,416
TOTAL MARKET OB/XF VALUE			3,725
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			852,141
SOH/AGL Deduction			331,548
ASSESSED VALUE			520,593
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			469,871
TOTAL JUST VALUE			852,141
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			820,914

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	1,448	100	2019	1,448	341,119
FGR	400	55	2019	220	51,827
FOP	120	30	2019	36	8,481
FUS	1,173	100	2019	1,173	276,335
PTO	90	5	2019	4	942
STR	60	10	2019	6	1,414
UOP	72	20	2019	14	3,298
TOTALS	3,363			2,901	683,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013024	CO ISSUED	0	12/30/2019
19006424	NEW CONSTR	338,816	06/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1857	12/27/2019	SW	U	I	11	100

GRANTOR: ARTISAN HOMES LLC
GRANTEE: WILLIS PETER M & CH

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0730	12/27/2019	SW	Q	I	01	516,100

GRANTOR: ARTISAN HOMES LLC
GRANTEE: WILLIS PETER M & CH

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	354.00	SF	10.00	10.00	100	2019	2019	3	97	3,434	
2	0855	CONC PAVER	0	100	0	30.00	SF	10.00	10.00	100	2019	2019	3	97	291	

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

BUILDING NOTES	
96051 BOTTLEBRUSH LN, FERNANDINA BEACH	

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	DPH 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								