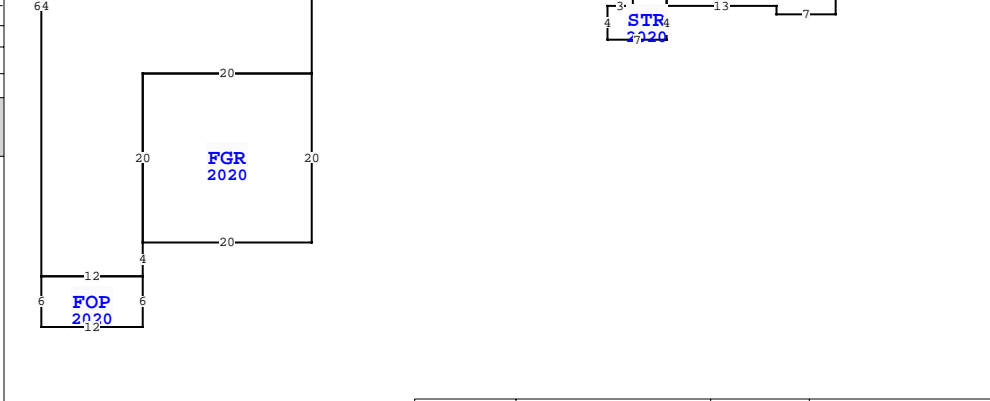


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		
1	SFR CUST	- 100%	- 2025									Heated Area: 2611	HX Base Yr 2025



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	2020	1,448	337,519
FGR	400	55	2020	220	51,280
FOP	72	30	2020	22	5,128
FSP	232	40	2020	93	21,678
FUS	1,163	100	2020	1,163	271,088
STR	72	10	2020	7	1,632
TOTALS	3,387			2,953	688,324

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			688,324
TOTAL MARKET OB/XF VALUE			7,699
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			861,023
SOH/AGL Deduction			0
ASSESSED VALUE			861,023
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			810,301
TOTAL JUST VALUE			861,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			829,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912113	NEW CONSTR	345,444	11/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/351	1/16/2024	WD Q	Q	I	02	950,000
GRANTOR: DORMAN-RODRIGUEZ DEBO						
GRANTEE: KENYON DOUGLAS ROBE						
2387/1427	8/13/2020	SW Q	Q	I	01	613,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DORMAN-RODRIGUEZ DE						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	390.00	SF	10.00	10.00	100	2020	2020	3	98	3,822	
3	0855	CONC PAVER	0	100	14	42.00	SF	10.00	10.00	100	2020	2020	3	98	412	

BUILDING NOTES			
96055 BOTTLEBRUSH LN, FERNANDINA BEACH			

BUILDING DIMENSIONS			
FSP=[YR=2020] W16 S7 BAS=[YR=2020] W16 S64 FOP=[YR=2020] S6 E12 N6 W12 \$ E12 N4 FGR=[YR=2020] E20 N20 W20 S20 \$N20 E20 N32 W15 N8 W1 \$ E1 S8 E15 N15 \$ PTR= E30 FUS=[YR=2020] E32 S40 W7 N1 W13 STR=[YR=2020] S4W7 N4 E3 N11 E4 S11 \$ N11 W4 S5 W8 N33 \$ W30 \$.			

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							