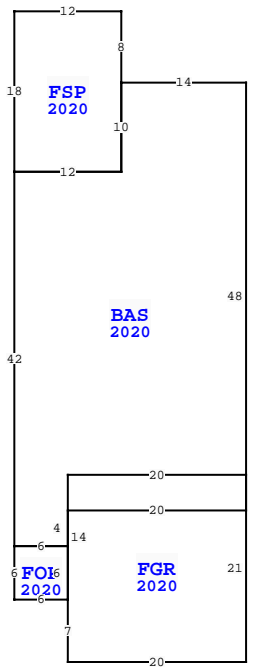


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	08	CLAY TILE	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2.5	100	
Frame	02	WOOD FRAME	100	
Stories	1.5	1.5	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
BAS	1,152	100	2020	1,152
FGR	420	55	2020	231
FOP	36	30	2020	11
FSP	216	40	2020	86
FUS	910	100	2020	910
TOTALS	2,734			2,390

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 0%	- 0		246.01	587,964	2020	2020	0	0	2.00	98.00
				Heated Area: 2062				HX Base Yr				



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	576,205			
TOTAL MARKET OB/XF VALUE	6,875			
TOTAL LAND VALUE - MARKET	115,000			
TOTAL MARKET VALUE	698,080			
SOH/AGL Deduction	97,985			
ASSESSED VALUE	600,095			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	600,095			
TOTAL JUST VALUE	698,080			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	671,721			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002955	CO ISSUED	0	11/01/2020
20002955	NEW CONSTR	0	05/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/0658	11/30/2020	SW	Q	I	01	495,300
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BROOKS MATTHEW J &						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

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	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	0	0	348.00	SF	10.00	10.00	100	2020	2020	3	98	3,410	
TOTALS													6,875			

96073 BOTTLEBRUSH LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W14 FSP=[YR=2020] N8 W12 S18 E12 N10 \$ S10 W12 S42 FOP=[YR=2020] S6 E6 FGR=[YR=2020] S7 E20 N21 W20 S14 \$ N6 W6 \$ E6 N4 E20 N48 \$ PTR= E30 FUS=[YR=2020] E26 S34 W13 S2 W13 N36 \$ 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000								