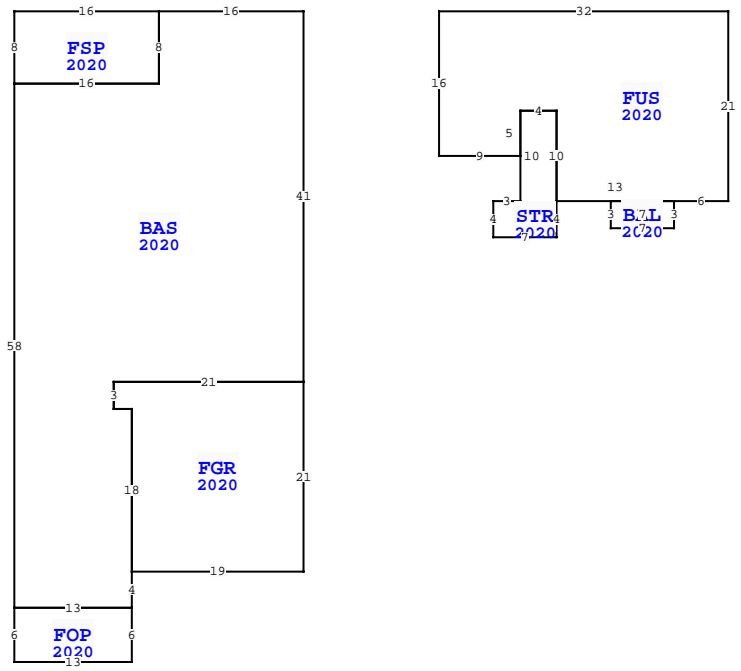


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,397	156.5707	247.38	592,970	2020	2020	0	0	0	2.00	98.00		
1 SFR CUST - 100% - 2021														
Heated Area: 2090														
HX Base Yr 2021														



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
BAL	21	15	2020	3	727
EAS	1,503	100	2020	1,503	364,376
FGR	405	55	2020	223	54,063
FOP	78	30	2020	23	5,576
FSP	128	40	2020	51	12,364
FUS	587	100	2020	587	142,308
STR	68	10	2020	7	1,697
TOTALS	2,790			2,397	581,111

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	442.00	SF	10.00	10.00	100	2020	2020	3	98	4,332	
2	0855	CONC PAVER	0	100	0	48.00	SF	10.00	10.00	100	2020	2020	3	98	470	

96048 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			581,111	
TOTAL MARKET OB/XF VALUE			4,802	
TOTAL LAND VALUE - MARKET			165,000	
TOTAL MARKET VALUE			750,913	
SOH/AGL Deduction			355,427	
ASSESSED VALUE			395,486	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			344,764	
TOTAL JUST VALUE			750,913	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			724,366	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001104	CO ISSUED	0	02/06/2020
19006891	NEW CONSTR	280,500	06/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2338/1498	2/03/2020	SW Q	Q I	01	522,100	

GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BASH RICHARD & HEIDI						
2170/0137	1/10/2018	SW Q	V	05	3,900,000	
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES													
BAS=[YR=2020] W16 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 S8													
FOP=[YR=2020] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2020] E19 N21 W21													
S3 E2 S18\$ N18 W2 N3 E21 N41\$ PTR=E15 FUS=[YR=2020] E32 S21													
W6 BAL=[YR=2020] S3 W7 N3 E7\$ W13 STR=[YR=2020] S4 W7 N4 E3													
N10 E4 S10 \$ N10 W4 S5 W9 N16\$ W15\$.													

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							