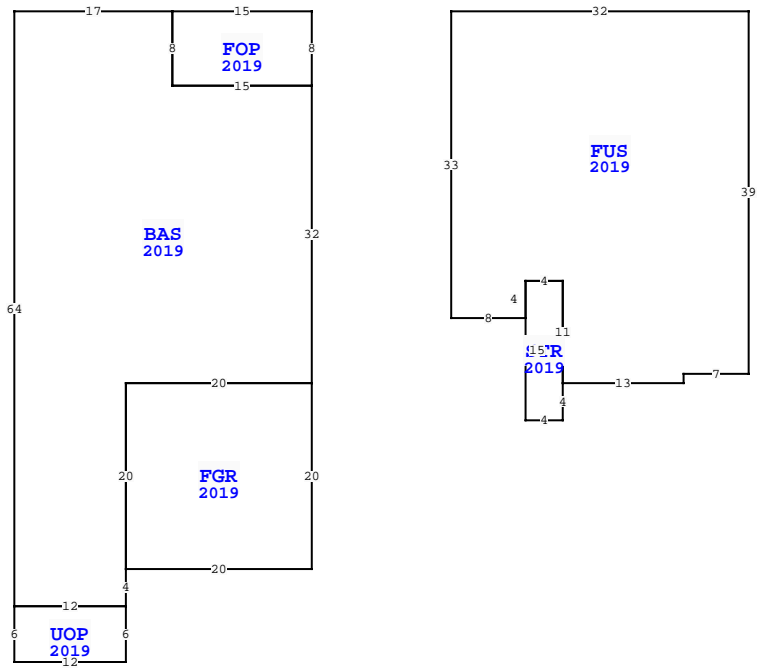


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	08 CLAY TILE 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 70				
Interior Floor	14 CARPET 30				
Air Condition	03 CENTRAL 100				
Heating 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				
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
STR	60	10	2019	6	1,414
UOP	72	20	2019	14	3,298
TOTALS	3,273			2,897	682,474

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,897	152.9258	241.62	699,973	2019	2019	0	0	2.50	97.50
1 SFR CUST - 100% - 2021 Heated Area: 2621 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			682,474
TOTAL MARKET OB/XF VALUE			6,796
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			854,270
SOH/AGL Deduction			329,769
ASSESSED VALUE			524,501
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			468,779
TOTAL JUST VALUE			854,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			823,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905792	NEW CONSTR	342,986	05/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1724	10/02/2020	WD Q	Q	I	01	589,000
GRANTOR: GRAY TERRY D & FRANCE						
GRANTEE: YOUNG GREGORY S & T						
2318/0162	11/06/2019	SW Q	Q	I	01	538,600
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GRAY TERRY D & FRAN						

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	480.00	UT	10.00	10.00	100	2019	2019	3	97	4,656	
2	0855	CONC PAVER	0	100	0	48.00	SF	10.00	10.00	100	2019	2019	3	97	466	
3	0462	ST/AL FNC	0	100	0	160.00	SF	10.00	10.00	100	2019	2019	3	87	1,392	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

96044 BOTTLEBRUSH LN, FERNANDINA BEACH, FL 32034  
 BLD DATE: 04/15/2024 LGL DATE: MLU  
 XF DATE: AG DATE:  
 INC DATE:

BUILDING NOTES											
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**BUILDING DIMENSIONS**  
 FOP=[YR=2019] W15 BAS=[YR=2019] W17 S64 UOP=[YR=2019] S6 E12  
 N6 W12\$ E12 N4 FGR=[YR=2019] E20 N20 W20 S20\$ N20 E20 N32 W15  
 N8\$ S8 E15 N8\$ PTR=E15 FUS=[YR=2019] E32 S39 W7 S1 W13  
 STR=[YR=2019] S4 W4 N15 E4 S11\$ N11 W4 S4 W8 N33\$ 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	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							