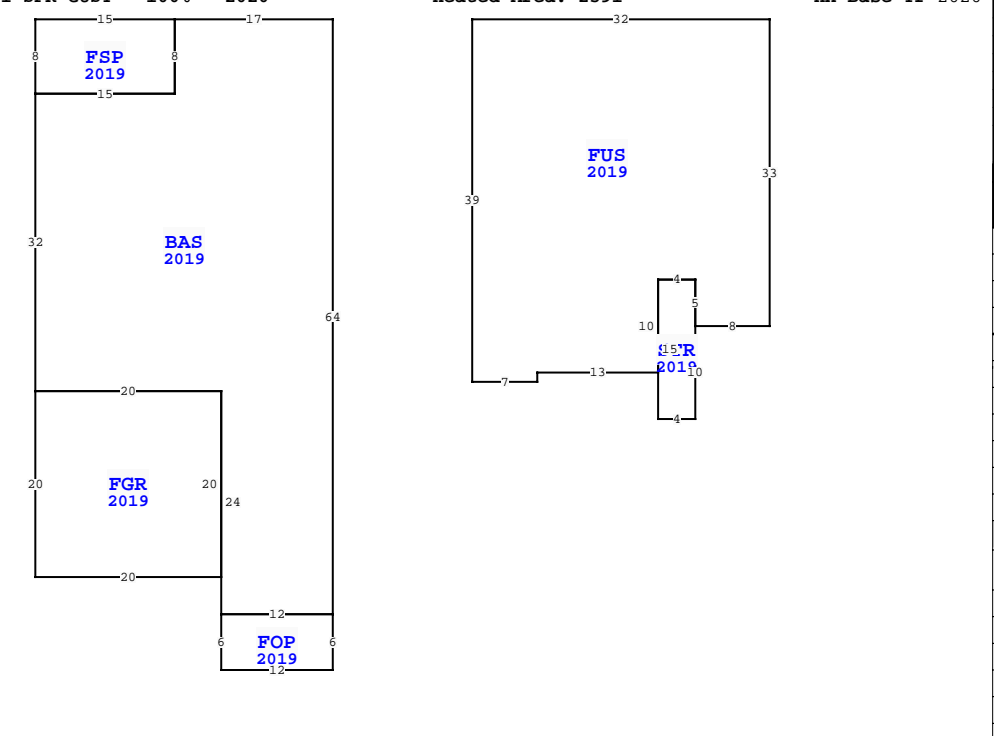


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,887	152.9258	241.62	697,557	2019	2019	0	0	2.50	97.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			680,118
TOTAL MARKET OB/XF VALUE			9,669
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			854,787
SOH/AGL Deduction			390,374
ASSESSED VALUE			464,413
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			413,691
TOTAL JUST VALUE			854,787
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			823,792



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	72	30	2019	22	5,183
FSP	120	40	2019	48	11,308
FUS	1,143	100	2019	1,143	269,268
STR	60	10	2019	6	1,414
TOTALS	3,243			2,887	680,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1904527	NEW CONSTR	340,165	05/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1540	3/05/2025	WD	Q	I	01	952,000
GRANTOR: TAYLOR WENDY R						
GRANTEE: CORBIN CRAIG T & AM						
2319/0716	10/29/2019	SW	Q	I	01	541,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: TAYLOR WENDY R						

EXTRA FEATURES		96040 BOTTLEBRUSH LN, FERNANDINA BEACH														
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	0		1.00	UT 3,500.00	3,500.00	100	2019	2019	3	98	3,430
2	0855	CONC PAVER	0	100	0	0		480.00	SF 10.00	10.00	100	2019	2019	3	97	4,656
3	0855	CONC PAVER	0	100	0	0		48.00	SF 10.00	10.00	100	2019	2019	3	97	466
4	0462	ST/AL FNC	0	100	0	0		96.00	SF 10.00	10.00	100	2019	2019	3	87	835
5	0463	FENCE GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2019	2019	3	94	282

LAND DESCRIPTION		TOTAL OB/XF 9,669																						
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							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W17 FSP=[YR=2019] W15 S8 E15 N8\$ S8 W15 S32 FGR=[YR=2019] S20 E20 N20 W20\$ E20 S24 FOP=[YR=2019] S6 E12 N6 W12\$ E12 N64\$ PTR=E15 FUS=[YR=2019] E32 S33 W8 STR=[YR=2019] S10 W4 N15 E4 S5\$ N5 W4 S10 W13 S1 W7 N39\$ W15\$.	