LOT 201
NORTH HAMPTON PHASE 1 PB 6/215

TRACY REVOCABLE TRUST/TRACY DAVID H TRUSTEE
85449 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

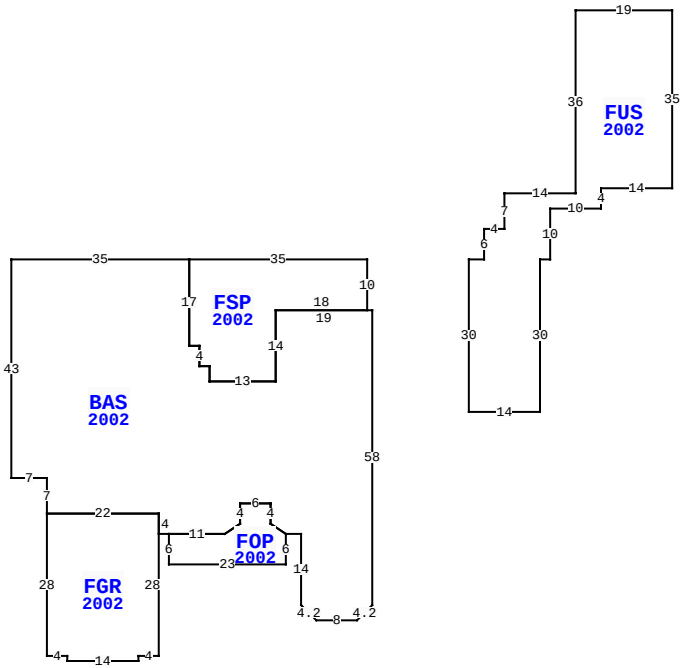
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,278	100	3,278	405,489
FGR	630	55	346	42,801
FOP	180	30	54	6,679
FSP	568	40	227	28,080
FUS	1,261	100	1,261	155,986
TOTALS	5,917		5,166	639,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,166	112.6178	133.73	690,849	2002	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 4539 HX Base Yr 2019



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85449 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		639,035
TOTAL MARKET OB/XF VALUE		7,563
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		774,098
SOH/AGL Deduction		323,995
ASSESSED VALUE		450,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		400,103
TOTAL JUST VALUE		774,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007508	REPAIR/RRF	30,000	09/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0932	3/05/2019	WD	U	I	11	100
GRANTOR: TRACY DAVID H & JAYE						
GRANTEE: TRACY REVOCABLE TRU						
2230/0698	10/12/2018	WD	Q	I	01	520,000
GRANTOR: WIDELOCK ROBERT H & L						
GRANTEE: TRACY DAVID H & JAY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W35 BAS=[YR=2002] W35 S43 E7 S7 FGR=[YR=2002] S28E4 S1 E14 N1 E4 N28 W22$ E22 S4 E2 FOP=[YR=2002] S6 E23 N6 L3 U2 N4 W6 S4 D2 L3 W11$ E11 U2 R3 N4 E6 S4 D2 R3 E3 S14 D3 R3 E8 U3 R3 N58 W19 S14 W13 N3 W2 N4 W2 N17$ S17 E2 S4 E2 S3 E13 N14 E18 N10$PTR=E20FUS=[YR=2002] E3 N6 E4 N7 E14 N36 E19 S35 W14 S4 W10 S10 W2 S30 W14 N30$ W20 $.

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	0812	CONCRETE C	0	100	0	0	2,198.00	SF	4.00	4.00	100	2002	2002	3	83	7,297	
3	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00	8.00	100	2002	2002	3	83	266	

LAND DESCRIPTION

TOTAL OB/XF 7,563

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS