

LOT 234
IN OR 1762/1591
NORTH HAMPTON PHASE 1 PB 6/215

CRISHER STANLEY J & ELIZABETH R
85723 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0234-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
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

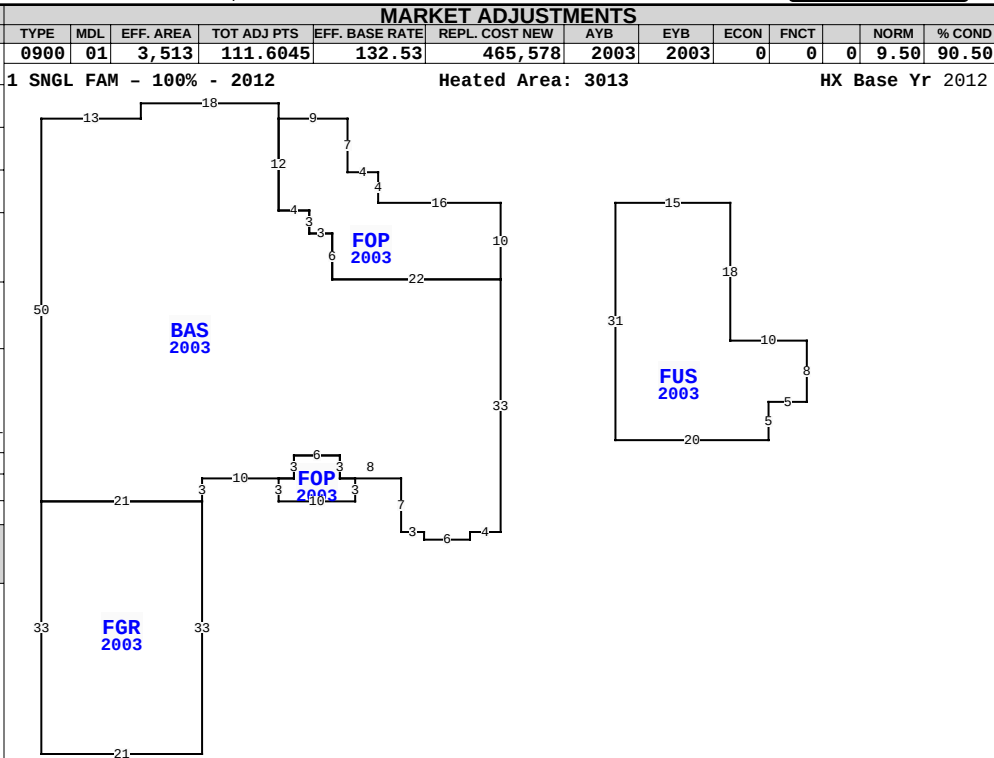
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,443	100	2,443	293,013
FGR	693	55	381	45,697
FOP	48	30	14	1,679
FOP	351	30	105	12,594
FUS	570	100	570	68,366

TOTALS	4,105	3,513	421,348
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,498.00	SF	4.00
3	0910	SCRN RM L	0	100	0	0	775.00	SF	15.00
4	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	455.00	SF	7.25
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	09/28/2007	RK	LAND DATE
INC DATE			AG DATE

85723 BOSTICK WOOD DR, 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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,498.00	SF	4.00	4.00	100	2003	2003	3	84	5,033	
3	0910	SCRN RM L	0	100	0	0	775.00	SF	15.00	15.00	100	2005	2005	3	27	3,139	
4	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2005	2005	3	44	11,968	
5	0845	KOOL DECK	0	100	0	0	455.00	SF	7.25	7.25	100	2005	2005	3	87	2,870	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
7	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2012	2012	3	94	1,222	

LAND DESCRIPTION										TOTAL OB/XF										27,852	
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	LA VA				
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	1				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		421,348	
TOTAL MARKET OB/XF VALUE		27,852	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		576,700	
SOH/AGL Deduction		266,560	
ASSESSED VALUE		310,140	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		260,140	
TOTAL JUST VALUE		576,700	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		449,798	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25508	XFOB	400	01/01/2012
B0311209	NEW CONSTR	221,188	06/02/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1762/1591	10/10/2011	WD	U	I	12	275,000	
GRANTOR: LUNA THOMAS D & JENNE							
GRANTEE: CRISHER STANLEY J &							
1427/0008	7/11/2006	WD	Q	I		465,000	
GRANTOR: GIBBS JAMES R & AMY S							
GRANTEE: LUNA THOMAS D & JEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2003] W16 N4 W4 N7 W9 BAS=[YR=2003] N2 W18 S2 W13 S50									
FGR=[YR=2003] S33 E21 N33 W21\$ E21 N3 E10 FOP=[YR=2003] S3									
E10 N3 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E8 S7 E3 S1 E6 N1 E4 N33									
W22 N6 W3 N3 W4 N12\$ S12 E4 S3 E3 S6 E22 N10\$ PTR=E15									
FUS=[YR=2003] E15 S18 E10 S8 W5 S5 W20 N31\$ W15\$.									