LOT 237
NORTH HAMPTON PHASE 1 PB 6/215

A O UNITS LLC
1007 N FEDERAL HWY #323
FT LAUDERDALE, FL 33304

2023

12-2N-27-1460-0237-0000

BUILDING CHARACTERISTICS

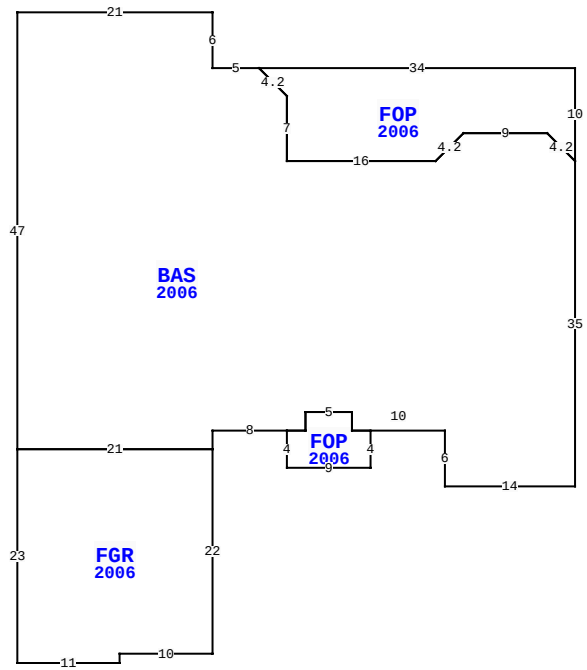
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,304	100	2,304	300,910
FGR	473	55	260	33,957
FOP	46	30	14	1,828
FOP	279	30	84	10,971
TOTALS	3,102		2,662	347,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,662	119.5488	141.96	377,898	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 2304 HX Base Yr



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

85738 BOSTICK WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	347,666
TOTAL MARKET OB/XF VALUE	6,063
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	481,229
SOH/AGL Deduction	129,244
ASSESSED VALUE	351,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,985
TOTAL JUST VALUE	481,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11079	MECH OTHER	0	02/01/2006
P10485	OTHER	0	12/01/2005
C15744	CO ISSUED	353,465	08/01/2005
E15527	ELEC OTHER	1,900	08/01/2005
R08019	REPAIR/RRF	1,500	08/01/2005
B15744	NEW CONSTR	353,465	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/0782	7/23/2020	QC	U	I	11	100
GRANTOR: RYESTONE LLC						
GRANTEE: A O UNITS LLC						
2111/1732	3/23/2017	QC	U	I	11	100
GRANTOR: NORTH HAMPTON ASSOCIA						
GRANTEE: RYESTONE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W34 BAS=[YR=2006] W5 N6 W21 S47 FGR=[YR=2006] S23 E11 N1 E10 N22 W21$ E21 N2 E8 FOP=[YR=2006] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E10 S6 E14 N35 L3 U3 W9 D3 L3 W16 N7 U3 L3 $ R3 D3 S7 E16 R3 U3 E9 D3 R3 N10$.

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	0810	CONCRETE A	0	0	0	0	1,060.00	SF	6.50	6.50	100	2006	2006	3	88	6,063	

LAND DESCRIPTION

TOTAL OB/XF 6,063

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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 10/17/2017 BY SB Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS