LOT 240
NORTH HAMPTON PHASE 1 PB 6/215

MCDONOUGH ROBERT CHARLES JR
85678 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034-8179

2023

12-2N-27-1460-0240-0000

BUILDING CHARACTERISTICS

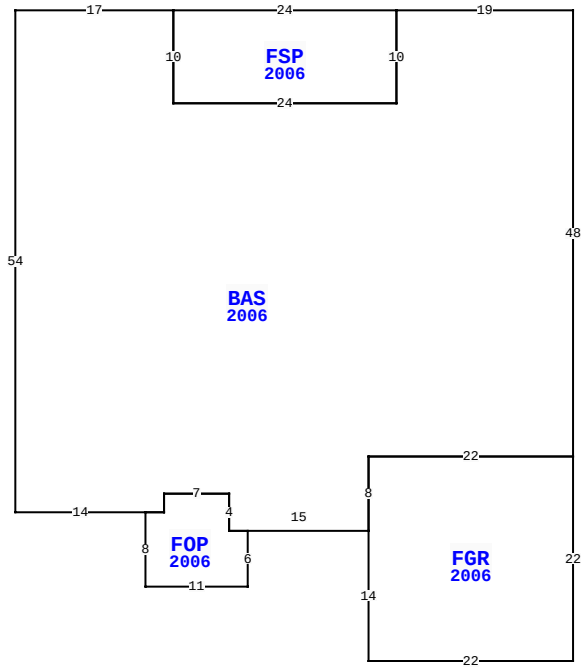
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,884	100	2,884	354,585
FGR	484	55	266	32,704
FOP	98	30	29	3,566
FSP	240	40	96	11,803
TOTALS	3,706		3,275	402,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,275	112.5390	133.64	437,671	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 2023 Heated Area: 2884 HX Base Yr



85678 BOSTICK WOOD DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	02/23/2007	RK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	402,657
TOTAL MARKET OB/XF VALUE	6,914
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	537,071
SOH/AGL Deduction	0
ASSESSED VALUE	537,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	537,071
TOTAL JUST VALUE	537,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17994	ELEC OTHER	2,300	09/01/2006
M11948	MECH OTHER	0	08/01/2006
P11416	OTHER	0	08/01/2006
C0617747	CO ISSUED	408,015	05/01/2006
R0928947	REPAIR/RRF	1,500	05/01/2006
B0617747	NEW CONSTR	408,015	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/0948	4/07/2022	WD	U	I	16	115,000
GRANTOR: MCDONOUGH ANNE & ROBE						
GRANTEE: MCDONOUGH ROBERT CH						
1471/1400	1/16/2007	WD	U	I	21	340,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCDONOUGH ANNE & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 FSP=[YR=2006] W24 S10 E24 N10 $ S10 W24 N10 W17 S54 E14 FOP=[YR=2006] S8 E11 N6 W2 N4 W7 S2 W2 $ E2 N2 E7 S4 E15 FGR=[YR=2006] S14 E22 N22 W22 S8 $ N8 E22 N48 $.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	0	0	0	815.00	SF	5.20	5.20	100	2006	2006	3	88	3,729	

LAND DESCRIPTION

TOTAL OB/XF 6,914

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 04/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS