LOT 244
NORTH HAMPTON PHASE 1 PB 6/215

HORNE GENE & VENDA SUE/
85604 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0244-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

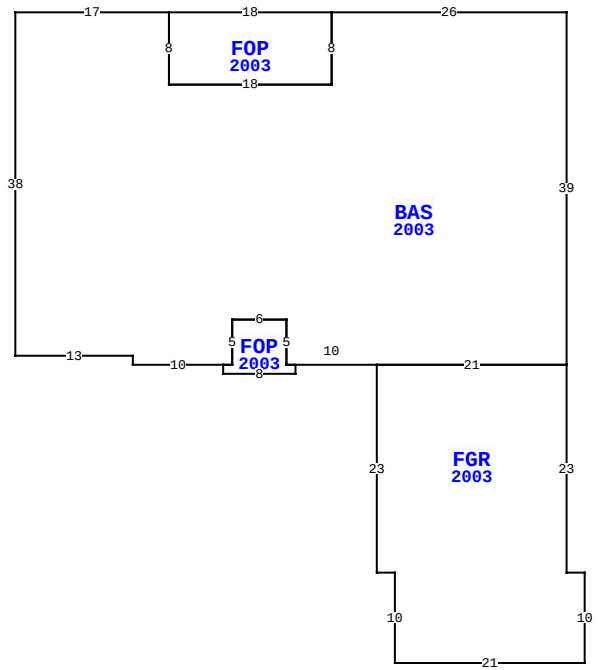
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,192	100	2,192	268,085
FGR	693	55	381	46,597
FOP	38	30	11	1,346
FOP	144	30	43	5,259
TOTALS	3,067		2,627	321,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,627	113.8032	135.14	355,013	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 2192 HX Base Yr 2023



85604 BOSTICK WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,287
TOTAL MARKET OB/XF VALUE		7,025
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		455,812
SOH/AGL Deduction		0
ASSESSED VALUE		455,812
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		405,812
TOTAL JUST VALUE		455,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16447	ADDITION	3,886	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0153	12/19/2022	WD	Q	I	02	475,000
GRANTOR: BROWN DONNA L						
GRANTEE: HORNE GENE & VENDA						
1760/0970	10/14/2011	WD	Q	I	02	248,000
GRANTOR: BLACKALL GARY R TRUST						
GRANTEE: BROWN RODNEY L & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W18 S8 E18 N8 $ S8 W18 N8 W17 S38 E13 S1 E10 FOP=[YR=2003] S1 E8 N1 W1 N5 W6 S5 W1 $ E1 N5 E6 S5 E10 FGR=[YR=2003] S23 E2 S10 E21 N10 W2 N23 W21 $ E21 N39 $.

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	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	1,174.00	SF	4.00	4.00	100	2003	2003	3	84	3,945	

LAND DESCRIPTION

TOTAL OB/XF 7,025

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	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 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