

MORICONI DAVID & GAJA
85506 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0249-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 0 7.50 92.50										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 3,572 111.0375 131.86 471,004 2007 2007										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2008 Heated Area: 2977 HX Base Yr 2008										BUILDING MARKET VALUE 435,679									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 66,868									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 127,500									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 630,047									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 286,085									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 343,962									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 5 100																				BASE TAXABLE VALUE 293,962									
Bathrooms 3.5 100																				TOTAL JUST VALUE 630,047									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 490,176									
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 1,397 100 1,397 170,392																													
FGR 711 55 391 47,690																													
FOP 176 30 53 6,465																													
FSP 120 40 48 5,854																													
FUS 1,580 100 1,580 192,714																													
USP 100 30 30 3,659																													
USP 244 30 73 8,904																													
TOTALS 4,328 3,572 435,679																													
EXTRA FEATURES										85506 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 2007 2007 3 92 3,220																													
2 0812 CONCRETE C 0 100 0 0 1,155.00 SF 4.00 4.00 100 2007 2007 3 89 4,112																													
3 0830 FLAGSTONE 0 100 0 0 20.00 SF 12.00 12.00 100 2015 2015 3 96 230																													
4 0855 CONC PAVER 0 100 0 0 1,619.00 SF 10.00 10.00 100 2015 2015 3 96 15,542																													
5 0462 ST/AL FNC 0 100 0 0 696.00 SF 10.00 10.00 100 2013 2013 3 75 5,220																													
6 0861 POOL GUNIT 0 100 35 15 525.00 SF 85.00 85.00 100 2015 2015 3 81 36,146																													
7 0835 QUARY TILE 0 100 0 0 189.00 SF 10.00 10.00 100 2015 2015 3 96 1,814																													
8 1126 CB/STC 8" 0 100 19 4 76.00 SF 8.00 8.00 100 2015 2015 3 96 584																													
LAND DESCRIPTION										TOTAL OB/XF 66,868																			
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 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																													