



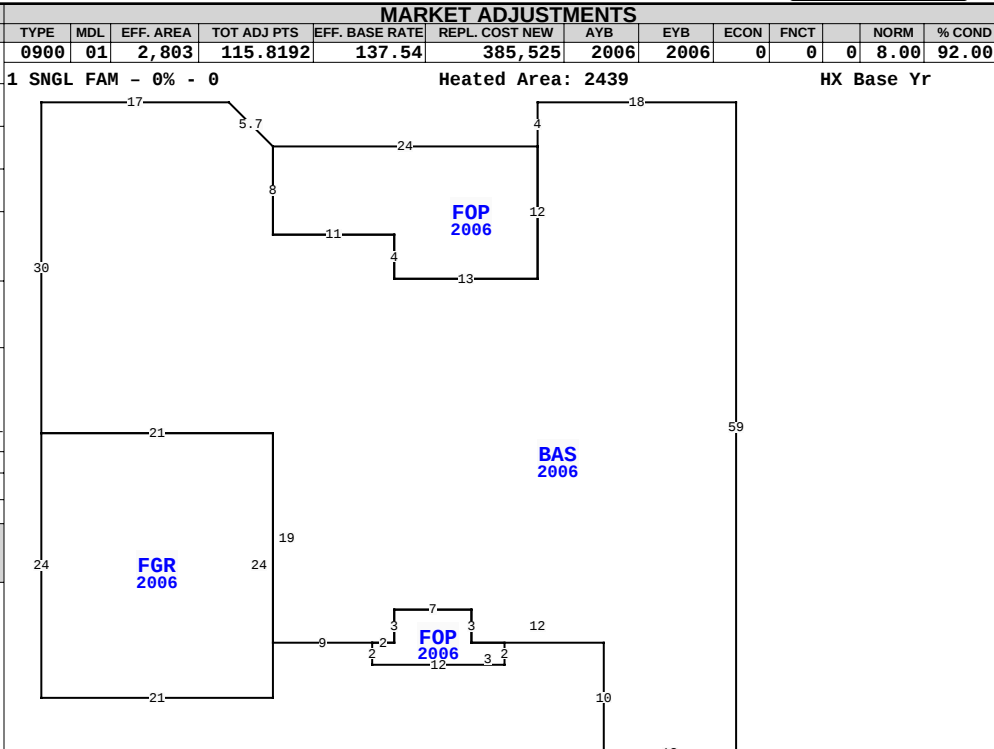
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,439	100	2,439	308,623
FGR	504	55	277	35,051
FOP	45	30	14	1,772
FOP	244	30	73	9,237

TOTALS	3,232		2,803	354,683
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	782.00	SF	5.20
3	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50



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

85368 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0811	CONCRETE B	0	0	0	0	782.00	SF	5.20	5.20	100	2006	2006	3	88	3,578	
3	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	

LAND DESCRIPTION										TOTAL OB/XF										5,810	
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	0		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										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										354,683				
TOTAL MARKET OB/XF VALUE										5,810				
TOTAL LAND VALUE - MARKET										127,500				
TOTAL MARKET VALUE										487,993				
SOH/AGL Deduction										135,964				
ASSESSED VALUE										352,029				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										352,029				
TOTAL JUST VALUE										487,993				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										379,694				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17117	ELEC OTHER	2,100	04/01/2006
M11395	MECH OTHER	0	04/01/2006
P10895	OTHER	0	03/01/2006
C16343	CO ISSUED	397,965	10/01/2005
R08422	REPAIR/RRF	1,500	10/01/2005
B16343	NEW CONSTR	397,965	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2302/0345	8/09/2019	WD	U	I	11	100	
GRANTOR: MONFORE KEN & MANDY							
GRANTEE: MONFORE FAMILY TRUS							
1428/1717	7/18/2006	WD	Q	I		402,500	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: MONFORE KEN & MANDY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W18 S4 FOP=[YR=2006] W24 S8 E11 S4 E13 N12\$ S12 W13 N4 W11 N8 U4 L4 W17 S30 FGR=[YR=2006] S24 E21 N24 W21\$ E21 S19 E9 FOP=[YR=2006] S2 E12 N2 W3 N3 W7 S3 W2\$ E2 N3 E7 S3 E12 S10 E12 N59\$.									