

LOT 256
IN OR 1392/274
NORTH HAMPTON PHASE 1 PB 6/215

WOODSIDE MICHAEL & PAULA
85318 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0256-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
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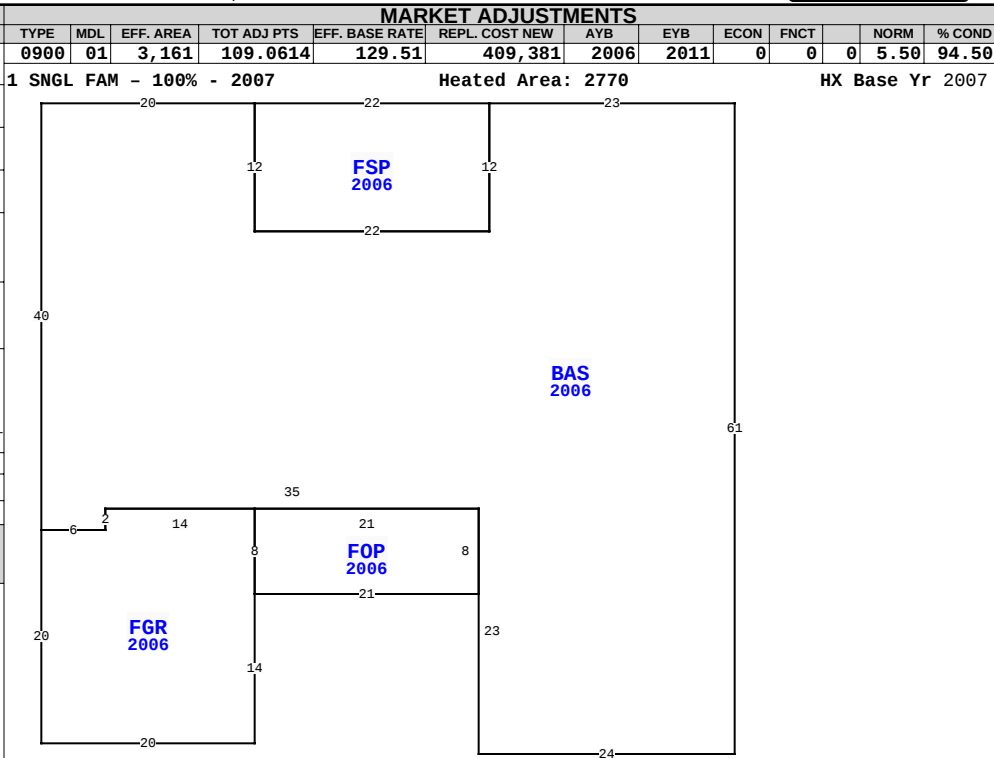
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,770	100	2,770	339,012
FGR	428	55	235	28,761
FOP	168	30	50	6,120
FSP	264	40	106	12,973

TOTALS	3,630		3,161	386,865
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



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

85318 BOSTICK WOOD DR, FERNANDINA BEACH

TOTAL OB/XF											
5,708											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		386,865	
TOTAL MARKET OB/XF VALUE		5,708	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		520,073	
SOH/AGL Deduction		257,516	
ASSESSED VALUE		262,557	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		212,557	
TOTAL JUST VALUE		520,073	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,462	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009270	REPAIR/RRF	24,300	10/05/2020
B15503	NEW CONSTR	410,696	01/30/2006
E16234	ELEC OTHER	1,950	11/01/2005
M10656	MECH OTHER	0	11/01/2005
P09685	OTHER	0	07/01/2005
R07827	REPAIR/RRF	1,500	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1392/0274	2/28/2006	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					SALE PRICE
GRANTEE: WOODSIDE MICHAEL &					410,000
1259/1929	9/17/2004	WD	U	V	19
GRANTOR: WATSON HOME BUILDERS					548,000
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W23 FSP=[YR=2006] W22 S12 E22 N12\$ S12 W22 N12 W20 S40 FGR=[YR=2006] S20 E20 N14 FOP=[YR=2006] E21 N8 W21 S8\$ N8 W14 S2 W6\$ E6 N2 E35 S23 E24 N61\$.											