LOT 260
IN OR 1755/1681
NORTH HAMPTON PHASE 1 PB 6/215

LACEK MARIE B & GAISE
85258 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034-8142

**2023**

**12-2N-27-1460-0260-0000**

## BUILDING CHARACTERISTICS

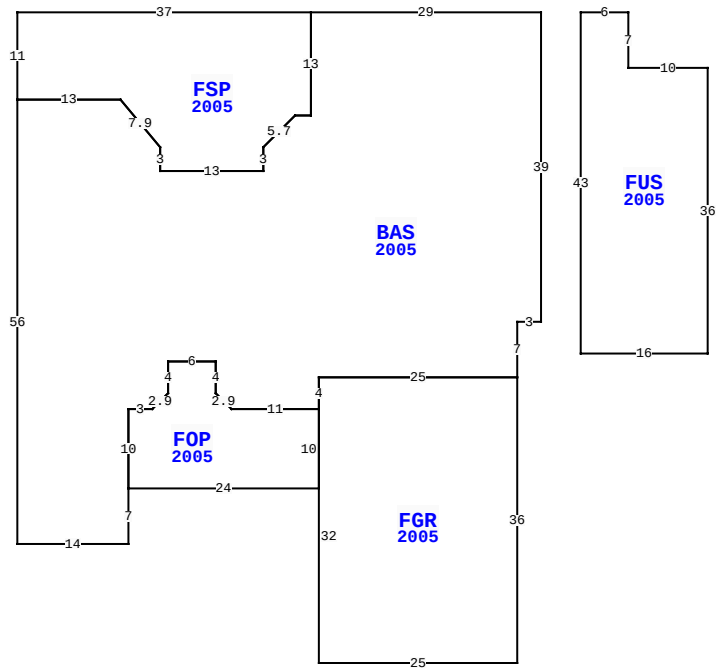
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,806 | 100 | 2,806 | 331,027 |
| FGR | 900 | 55 | 495 | 58,395 |
| FOP | 280 | 30 | 84 | 9,909 |
| FSP | 559 | 40 | 224 | 26,425 |
| FUS | 618 | 100 | 618 | 72,906 |
| TOTALS | 5,163 | | 4,227 | 498,663 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,227 | 108.5700 | 128.93 | 544,987 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2018 Heated Area: 3424 HX Base Yr 2018




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

85258 BOSTICK WOOD DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 498,663 |
| TOTAL MARKET OB/XF VALUE | | 11,488 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 637,651 |
| SOH/AGL Deduction | | 244,593 |
| ASSESSED VALUE | | 393,058 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 343,058 |
| TOTAL JUST VALUE | | 637,651 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 508,045 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412521 | NEW CONSTR | 262,482 | 03/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1755/1681 | 9/13/2011 | WD | Q | I | 01 | 369,000 |
| GRANTOR: CREWS WAYNE P SR & GL | | | | | | |
| GRANTEE: LACEK MARIE B & GAI | | | | | | |
| 1047/0273 | 4/01/2002 | WD | Q | V | | 59,000 |
| GRANTOR: NORTH HAMPTON LLC | | | | | | |
| GRANTEE: CREWS WAYNE P SR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W29 FSP=[YR=2005] W37 S11 E13 D6 R5 S3 E13 N3 U4 R4 E2 N13$ S13 W2 L4 D4 S3 W13 N3 L5 U6 W13 S56 E14 N7 FOP=[YR=2005] E24 N10 W11 U2 L2 N4 W6 S4 D2 L2 W3 S10$ N10 E3 R2 U2 N4 E6 S4 D2 R2 E11 FGR=[YR=2005] S32 E25 N36 W25 S4$ N4 E25 N7 E3 N39$ PTR=E5 FUS=[YR=2005] S43 E16 N36 W10 N7 W6$ W5$.

## 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 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,396.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 87 | 8,338 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,488

| 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 04/13/2017 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS