

LOT 263
IN OR 2153/1779
NORTH HAMPTON PHASE 1 PB 6/215

MILLER CHARLES D & CHERI L
85136 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0263-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	2,137	100	2,137	264,085
FGR	474	55	261	32,254
FOP	50	30	15	1,854
FSP	418	40	167	20,638
FUS	432	100	432	53,386

TOTALS	3,511	3,012	372,216
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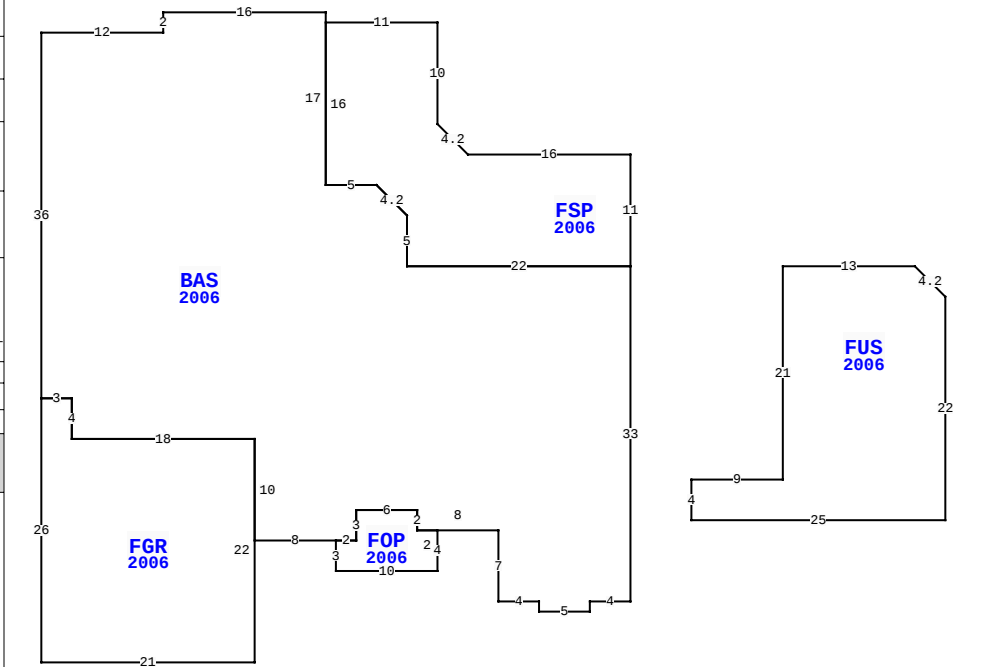
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
2	0504	FP-ELECTRI	0	100	0	0	
3	0462	ST/AL FNC	0	100	0	0	
4	0463	FENCE GATE	0	100	0	0	
5	0861	POOL GUNIT	0	100	27	15	
6	0911	SCRN RM A	0	100	0	0	
7	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	P D			
1	000135	C	SFR	CNSVTN	100				

REVIEW DATE 09/24/2020 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0900 01 3,012 110.1240 130.77 393,879 2006 2011 0 0 0 5.50 94.50
1 SNGL FAM - 100% - 2018 Heated Area: 2569 HX Base Yr 2018



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

85136 BOSTICK WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		372,216	
TOTAL MARKET OB/XF VALUE		79,581	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		579,297	
SOH/AGL Deduction		262,441	
ASSESSED VALUE		316,856	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		266,856	
TOTAL JUST VALUE		579,297	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009251	REPAIR/RRF	0	10/02/2020
B1912002	SWIM POOL	65,367	11/19/2019
M10865	MECH OTHER	0	01/01/2006
E16084	ELEC OTHER	1,500	11/01/2005
P10320	OTHER	0	11/01/2005
C16318	CO ISSUED	385,275	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q U	V I	RSN CD	SALE PRICE
2153/1779	10/25/2017	WD	Q	I	02	345,000

GRANTOR: ROBINSON DONALD A JR
GRANTEE: MILLER CHARLES D &
1421/0485 6/19/2006 WD Q I 385,300
GRANTOR: INTERVEST CONSTRUCTIO
GRANTEE: ROBINSON DONALD A J

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] N11 W16 U3 L3 N10 W11 S16 E5 D3 R3 S5 E22\$
BAS=[YR=2006] W22 N5 U3 L3 W5 N17 W16 S2 W12 S36
FGR=[YR=2006] S26 E21 N22 W18 N4 W3\$ E3 S4 E18 S10 E8
FOP=[YR=2006] S3 E10 N4 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E8 S7 E4
S1 E5 N1 E4 N33\$ PTR=E15 FUS=[YR=2006] E13 D3 R3 S22 W25
N4 E9 N21\$ W15\$.