LOT 268
IN OR 2042/1673
NORTH HAMPTON PHASE 1 PB 6/215

MARTIN JOSHUA KENNETH & DEVIN
85060 BOSTWICK WOOD DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0268-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

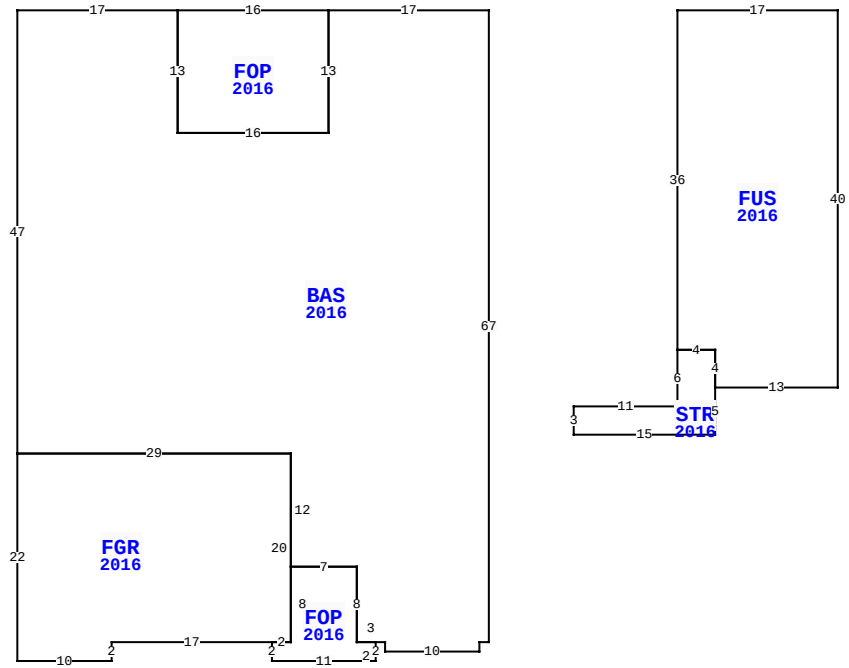
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,516	100	2,516	322,631
FGR	600	55	330	42,317
FOP	78	30	23	2,949
FOP	208	30	62	7,950
FUS	664	100	664	85,146
STR	69	10	7	898
TOTALS	4,135		3,602	461,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,602	110.7540	131.52	473,735	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2017 Heated Area: 3180 HX Base Yr 2017



85060 BOSTICK WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		461,892
TOTAL MARKET OB/XF VALUE		5,530
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		594,922
SOH/AGL Deduction		342,103
ASSESSED VALUE		252,819
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,819
TOTAL JUST VALUE		594,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531210	CO ISSUED	0	04/26/2016
B1531210	NEW CONSTR	392,379	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1673	4/26/2016	WD	Q	I	01	285,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MARTIN JOSHUA KENNE						
1977/0130	4/22/2015	WD	U	V	30	55,000
GRANTOR: DFH LAND LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	2016	2016	3	97	221	
2	0810	CONCRETE A	0	100	0	0	842.00	SF	6.50	6.50	100	2016	2016	3	97	5,309	

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2016] S22 E10 N2 E17 FOP=[YR=2016] S2 E11 N2 W2 N8 W7 S8 W2$ E2 N20 W29$ E29 S12 E7 S8 E3 S1 E10 N1 E1 N67$ PTR= E20 FUS=[YR=2016] E17 S40 W13 STR=[YR=2016] S5 W15 N3 E11 N6 E4 S4$ N4 W4 N36$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 5,530

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS