

LOT 270
IN OR 2293/1379
NORTH HAMPTON PHASE 1 PB 6/215

HAMILL MICHAEL N & KRISTEN A
85032 BOSTICK WOOD DR
FERNANDINA, FL 32034

2023

12-2N-27-1460-0270-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

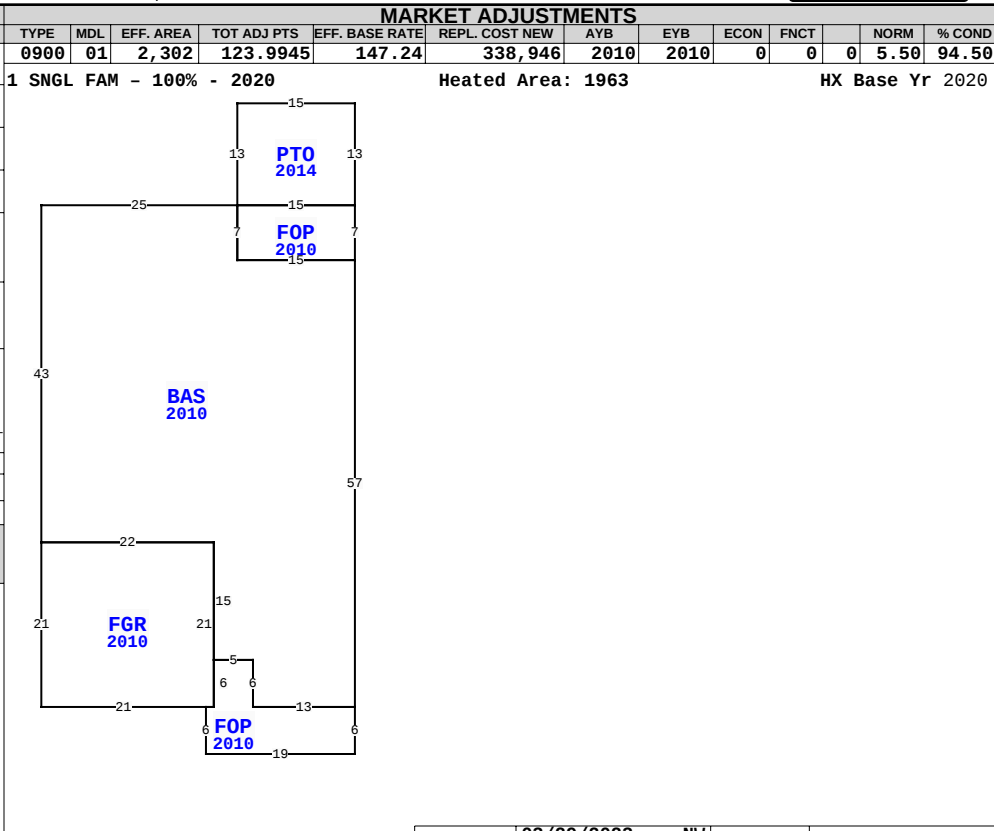
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	1,963	273,135
FGR	462	55	254	35,342
FOP	105	30	32	4,453
FOP	144	30	43	5,983
PTO	195	5	10	1,391
TOTALS	2,869		2,302	320,304

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	0811	CONCRETE B	0	100	0	0	635.00	SF	5.20	5.20	100	2010	2010	3	92	3,038	
2	0810	CONCRETE A	0	100	0	0	518.00	SF	6.50	6.50	100	2014	2014	3	95	3,199	
3	0462	ST/AL FNC	0	100	0	0	270.00	SF	10.00	10.00	100	2014	2014	3	78	2,106	
4	0910	SCRN RM L	0	100	13	15	195.00	SF	15.00	15.00	100	2014	2014	3	70	2,048	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	89	534	

LAND DESCRIPTION			TOTAL OB/XF 10,925													
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
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00

REVIEW DATE 09/24/2019 BY TW



85032 BOSTICK WOOD DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,304	
TOTAL MARKET OB/XF VALUE		10,925	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		458,729	
SOH/AGL Deduction		185,562	
ASSESSED VALUE		273,167	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		223,167	
TOTAL JUST VALUE		458,729	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428191	SCRNRM	3,150	01/01/2014
B23734	CO ISSUED	0	12/09/2010
E22926	NEW CONSTR	0	09/01/2010
M15590	H/AC	0	08/01/2010
P14389	NEW CONSTR	0	08/01/2010
E22766	NEW CONSTR	0	07/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/1379	7/26/2019	WD	Q	I	01	312,500
GRANTOR: CHESTER JOHN J JR & A						
GRANTEE: HAMILL MICHAEL N &						
1947/1071	11/14/2014	WD	Q	I	01	242,000
GRANTOR: LAWRENCE DALE & DEBRA						
GRANTEE: CHESTER JOHN JOSEPH						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2014] N13 W15 S13 E15\$ FOP=[YR=2010] W15 BAS=[YR=2010] W25 S43 FGR=[YR=2010] S21 E21 FOP=[YR=2010] S6 E19 N6 W13 N6 W5 S6 W1 \$ E1 N21 W22 \$ E22 S15 E5 S6 E13 N57 W15 N7 \$ S7 E15 N7 \$.	

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