

LOT 282
IN OR 1385/1349
NORTH HAMPTON PHASE 1 PB 6/215

SWITHERS LVG TRUST/SWITHERS FRANK G TRUSTEE
85035 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0282-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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

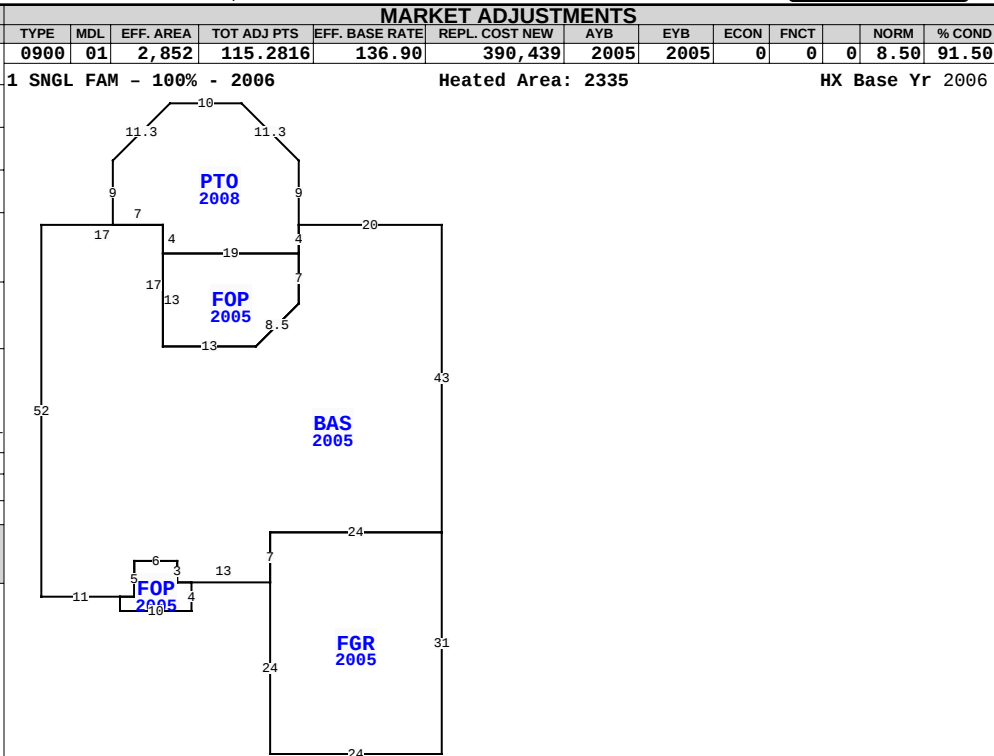
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,335	100	2,335	292,491
FGR	744	55	409	51,233
FOP	54	30	16	2,004
FOP	229	30	69	8,643
PTO	454	5	23	2,881

TOTALS	3,816		2,852	357,252
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,066.00	SF 4.00	
3	0910	SCRN RM L	0	100	0	0	454.00	SF 15.00	



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

85035 BOSTICK WOOD DR, FERNANDINA BEACH

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	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	1,066.00	SF 4.00	4.00	100	2005	2005	3	87	3,710	
3	0910	SCRN RM L	0	100	0	0	454.00	SF 15.00	15.00	100	2008	2008	3	40	2,724	

LAND DESCRIPTION										TOTAL OB/XF										9,584	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	1				
REVIEW DATE		12/31/2019		BY	NWA	Total Acres: 0.00			Total Land Value: 127,500				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357,252	
TOTAL MARKET OB/XF VALUE		9,584	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		494,336	
SOH/AGL Deduction		200,483	
ASSESSED VALUE		293,853	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		243,853	
TOTAL JUST VALUE		494,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20587	ADDITION	30,000	09/01/2007
E15261	ELEC OTHER	1,500	07/01/2005
M0509954	H/AC	0	06/01/2005
P0509428	OTHER	0	05/01/2005
R07426	REPAIR/RRF	3,500	04/01/2005
B14920	NEW CONSTR	352,640	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1385/1349	1/31/2006	WD	U	I	01	100	
GRANTOR: SWITHERS FRANK G & ED							
GRANTEE: SWITHERS FRANK G &							
1360/1927	10/24/2005	WD	Q	I		428,700	
GRANTOR: INTERVEST CONSTRUCTION							
GRANTEE: SWITHERS FRANK G &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W20 PTO=[YR=2008] N9 L8 U8 W10 D8 L8 S9 E7 S4 E19 N4\$ S4 FOP=[YR=2005] W19 S13 E13 R6 U6 N7\$ S7 D6 L6 W13 N17 W17 S52 E11 FOP=[YR=2005] S2 E10 N4 W2 N3 W6 S5 W2\$ E2 N5 E6 S3 E13 FGR=[YR=2005] S24 E24 N31 W24 S7\$ N7 E24 N43\$.									