

LOT 286
IN OR 2139/1459
NORTH HAMPTON PHASE 1 PB 6/215

KNICKREHM PAUL A & ANN H
85085 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0286-0000



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

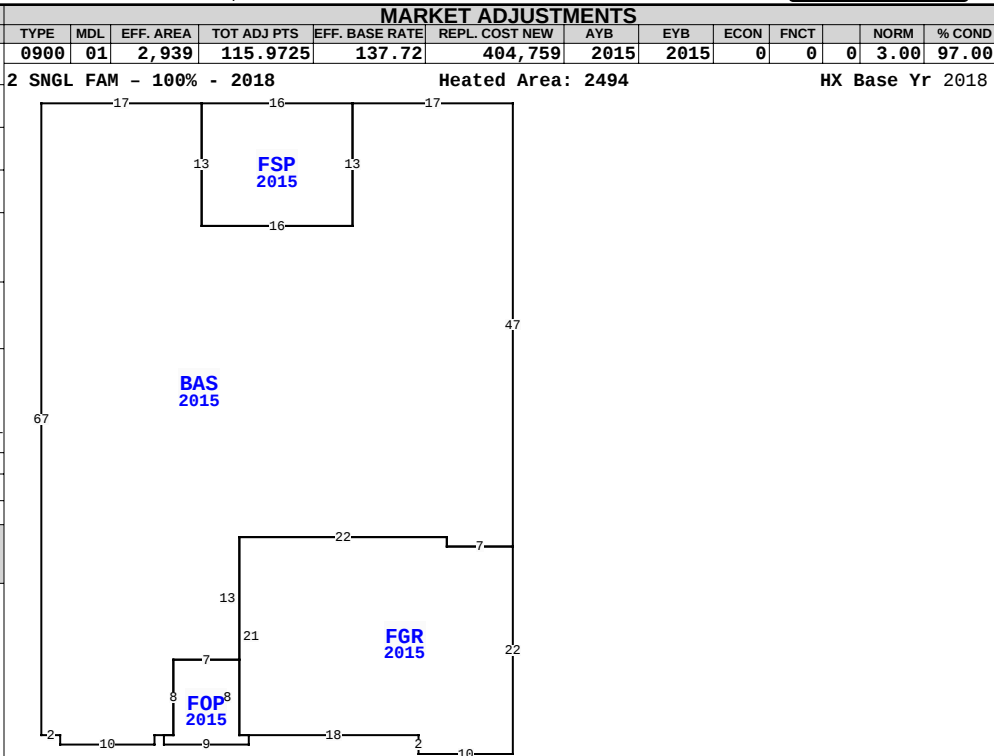
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2,494	333,170
FGR	622	55	342	45,687
FOP	65	30	20	2,671
FSP	208	40	83	11,088

TOTALS	3,389		2,939	392,616
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
5,275											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			392,616
TOTAL MARKET OB/XF VALUE			5,275
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			525,391
SOH/AGL Deduction			220,848
ASSESSED VALUE			304,543
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			254,543
TOTAL JUST VALUE			525,391
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1430742	CO ISSUED	0	12/01/2015
B1530742	NEW CONSTR	314,198	07/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2139/1459	8/11/2017	WD	Q	I	02
GRANTOR: THORNTON MATTHEW A &					
GRANTEE: KNICKREHM PAUL A &					
2016/1673	11/30/2015	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: THORNTON MATTHEW A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W17 FSP=[YR=2015] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.											