

LOT 290
IN OR 1774/614
NORTH HAMPTON PHASE 1 PB 6/215

BERGLUND ANNE E & MARK A
85153 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0290-0000



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	11 CLAY TILE 70
Interior Floo	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,981	100	1,981	243,979
FGR	759	55	417	51,358
FOP	91	30	27	3,325
FOP	242	30	73	8,991
FUS	1,388	100	1,388	170,945

TOTALS	4,461	3,886	478,597
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	1,666.00	SF	5.20	
2	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	
3	0911	SCRN RM A	0 100	0	0	960.00	SF	17.50	
4	0845	KOOL DECK	0 100	0	0	625.00	SF	7.25	
5	0920	CWALL-WD/M	0 100	0	0	50.00	LF	390.00	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,886	113.9670	135.34	525,931	2004	2004	0	0	0	9.00	91.00	

1 SNGL FAM - 100% - 2022

Heated Area: 3369

HX Base Yr

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue text: BAS 2004, FOP 2004, FUS 2004, and FGR 2004. The layout is defined by a series of connected line segments with numerical dimensions indicating lengths. The areas are interconnected, forming a complex shape. The dimensions for the segments are as follows:

- BAS 2004:** 51, 9, 4, 7, 3, 23, 6, 27, 23, 34, 31, 3, 18, 16, 13, 9, 18, 25, 4, 2, 4, 4, 4.
- FOP 2004:** 16, 13, 9, 18, 25, 4, 2, 4, 4, 4.
- FUS 2004:** 16, 18, 18, 14, 34, 15, 8, 4, 10, 31, 3, 14, 18, 16.
- FGR 2004:** 27, 23, 33, 34, 31, 3, 14, 18, 16, 13, 9, 18, 25, 4, 2, 4, 4, 4.

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

TOTAL OB/XF													
35,359													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		478,597	
TOTAL MARKET OB/XF VALUE		35,359	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		641,456	
SOH/AGL Deduction		0	
ASSESSED VALUE		641,456	
TOTAL EXEMPTION VALUE		13	641,456
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		641,456	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		500,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26468	REMODEL	2,324	09/03/2012
B0412438	NEW CONSTR	222,589	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1774/0614	1/10/2012	WD	Q	I	02	295,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BERGLUND ANNE E & M						
1767/0072	11/16/2011	QC	U	I	11	100
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2004] W25 BAS=[YR=2004] W4 U3 L3 W4 D3 L3 W4 S51 E9 FOP=[YR=2004] S7 E11 FGR=[YR=2004] S27 E23 N33 W23 S6\$ N9W7 S2 W4\$ E4 N2 E7 S3 E23 N34 W9 N13 W16 N5\$ S5 E16 S13 E9 N18\$ PTR=E15 FUS=[YR=2004] E16 S18 E14 S34 W15 S1 W8 N4 W10 N31 E3 N18\$ W15\$.									