LOT 291
NORTH HAMPTON PHASE 1 PB 6/215

STARR JAMIE CLARK & STEPHANIE
85289 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0291-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

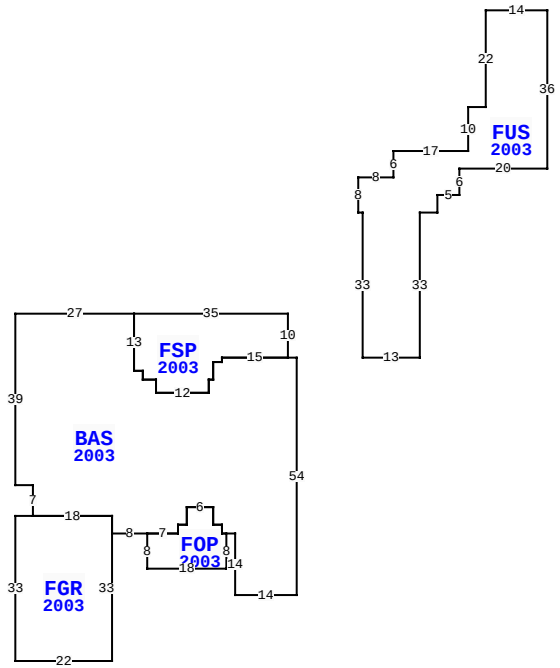
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,742	100	2,742	320,492
FGR	726	55	399	46,636
FOP	188	30	56	6,545
FSP	474	40	190	22,207
FUS	1,251	100	1,251	146,220
TOTALS	5,381		4,638	542,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,638	105.8316	125.68	582,904	2003	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 3993 HX Base Yr 2022



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

85289 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		542,101
TOTAL MARKET OB/XF VALUE		56,253
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		725,854
SOH/AGL Deduction		140,309
ASSESSED VALUE		585,545
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		535,545
TOTAL JUST VALUE		725,854
NCON VALUE		46,490
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004262	SWIM POOL	78,906	03/17/2022
20005703	ROOF	23,933	07/20/2020
B0310727	NEW CONSTR	275,771	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/0167	5/17/2021	WD	Q	I	01	665,000
GRANTOR: HAIGH JAMES E & ROBIN						
GRANTEE: STARR JAMIE CLARK &						
1658/0323	10/23/2009	QC	U	I	30	59,332
GRANTOR: HAIGH MARY ELIZABETH						
GRANTEE: HAIGH JAMES E & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 FSP=[YR=2003] N10 W35 S13 E2 S2 E3 S3 E12 N3 E1 N4 E2 N1 E15$ W15 S1 W2 S4 W1 S3 W12 N3 W3 N2 W2 N13 W27 S39 E4 S7 FGR=[YR=2003] W4 S33 E22 N33 W18$ E18 S4 E8 FOP=[YR=2003] S8 E18 N8 W1 N2 W2 N4 W6 S4 W2 S2 W7$ E7 N2 E2 N4 E6 S4 E2 S2 E3 S14 E14 N54$ PTR=E15 FUS=[YR=2003] N33 W1 N8 E8 N6 E17 N10 E4 N22 E14 S36 W20 S6 W5 S4 W4 S33 W13$ W15$.

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	0811	CONCRETE B	0	100	0	0	1,530.00	SF	5.20	5.20	100	2003	2003	3	84	6,683	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
3	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2022	2022	3	100	33,150	
4	0855	CONC PAVER	0	100	0	0	788.00	SF	10.00	10.00	100	2022	2022	3	100	7,880	
5	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2022	2022	3	100	4,560	
6	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 56,253

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	000134	C	SFR POND	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 12/02/2022 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS