LOT 204
NORTH HAMPTON PHASE 1 PB 6/215

BOETTCHER MICHAEL & MELISSA O
85529 BOSTWICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0204-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

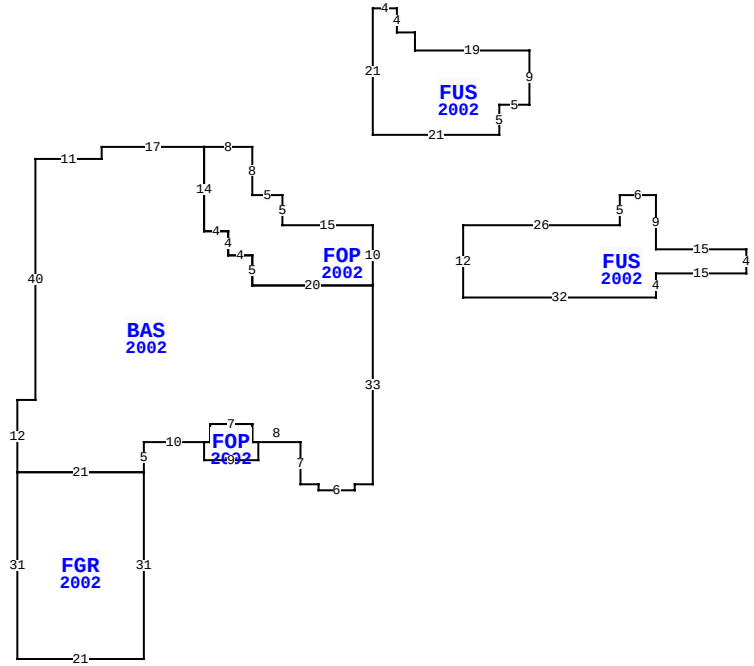
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	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	2,329	100	2,329	287,843
FGR	651	55	358	44,245
FOP	48	30	14	1,730
FOP	353	30	106	13,101
FUS	376	100	376	46,470
FUS	474	100	474	58,582
TOTALS	4,231		3,657	451,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,657	110.4705	138.09	504,995	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 3179 HX Base Yr 2021



85529 BOSTICK WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		451,971
TOTAL MARKET OB/XF VALUE		26,173
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		605,644
SOH/AGL Deduction		198,423
ASSESSED VALUE		407,221
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		357,221
TOTAL JUST VALUE		605,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005838	ROOF	0	07/24/2020
B20812	SCRN ENCL	2,061	11/01/2007
B20130	SWIM POOL	17,500	06/01/2007
B0209917	NEW CONSTR	240,483	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/1726	8/24/2020	WD	Q	I	01	480,000
GRANTOR: DESANZO JENNIFER						
GRANTEE: BOETTCHER MICHAEL &						
2217/0044	7/12/2018	QC	U	I	11	100
GRANTOR: DESANZO FRANK						
GRANTEE: DESANZO JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W15 N5 W5 N8 W8 BAS=[YR=2002] W17 S2 W11 S40 W3 S12 FGR=[YR=2002] S31 E21 N31 W21 $ E21 N5 E10 FOP=[YR=2002] S3 E9 N3 W1 N3 W7 S3 W1 $ E1 N3 E7 S3 E8 S7 E3 S1 E6 N1 E3 N33 W20 N5 W4 N4 W4 N14 $ S14 E4 S4 E4 S5 E20 N10 $ PTR= E15 FUS=[YR=2002] E26 N5 E6 S9 E15 S4 W15 S4 W32 N12 $ W15 $ PTR= N15 FUS=[YR=2002] E21 N5 E5 N9 W19 N3 W3 N4 W4 S21 $ S15 $.

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	0910	SCRN RM L	0	100	0	0	1,302.00	SF	15.00	15.00	100	2002	2002	3	20	3,906	
2	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2002	2002	3	29	9,860	
3	0845	KOOL DECK	0	100	0	0	885.00	SF	7.25	7.25	100	2002	2002	3	82	5,261	
4	0812	CONCRETE C	0	100	0	0	1,706.00	SF	4.00	4.00	100	2002	2002	3	82	5,596	
5	0877	JACUZZI	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	

LAND DESCRIPTION

TOTAL OB/XF 26,173

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS