



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 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	2,723	100	2,723	332,265
FGR	762	55	419	51,127
FOP	99	30	30	3,660
FSP	516	40	206	25,137
FUS	1,125	100	1,125	137,274

TOTALS	5,225		4,503	549,462
--------	-------	--	-------	---------

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	1,845.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSRV
1	000136	C	SFR INT	100		PUD	0.00	0.00	

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,503	103.8450	129.81	584,534	2006	2011	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 3848 HX Base Yr 2022									

85575 BOSTICK WOOD DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
9,571									

TOTAL OB/XF									
9,571									

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 4 Tax Dist:				
BUILDING MARKET VALUE					549,462				
TOTAL MARKET OB/XF VALUE					9,571				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					644,033				
SOH/AGL Deduction					105,651				
ASSESSED VALUE					538,382				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					483,382				
TOTAL JUST VALUE					644,033				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					619,447				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11325	MECH OTHER	0	04/01/2006
E16962	ELEC OTHER	1,500	03/01/2006
P10722	OTHER	0	02/01/2006
C16941	CO ISSUED	563,175	01/01/2006
R08798	REPAIR/RRF	3,500	01/01/2006
B16941	NEW CONSTR	563,175	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2517/0240	11/29/2021	WD	Q	I	02	680,000	
GRANTOR: CALFEE ANNETTE F/K/A							
GRANTEE: GREEN MILTON V & WA							
1539/0403	12/05/2007	QC	U	I	01	112,500	
GRANTOR: JOHNSON JOSEPH & ANNE							
GRANTEE: CALFEE- JOHNSON ANNE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W2 FSP=[YR=2006] N10 W36 S13 E2 D4 R4 S2 E13 N4 U5 R5 E12 \$ W12 D5 L5 S4 W13 N2 U4 L4 W2 N13 W27 S39 E4 S8 FGR=[YR=2006] S32 E5 S2 E13 N2 E5 N32 W23 \$ E23 S2 E10 FOP=[YR=2006] S4 E12 N4 U3 L3 N4 W6 S4 D3 L3 \$ U3 R3 N4 E6 S4 D3 R3 E2 S15 E14 N54 \$ PTR= E50 FUS=[YR=2006] E14 S36 W20 S6 W5 S4 W5 S12 E6 S22 W13 N22 E3 N12 W8 N8 E8 N6 E17 N6 U3 R3 N23 \$ W50 \$.									