

LEONARD GEORGE & LINDA C
85709 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0233-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 5,151 115.2112 144.01 741,796 2006 2006 0 0 8.50 91.50										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2007 Heated Area: 4586 HX Base Yr 2007										BUILDING MARKET VALUE 678,743									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 37,223									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 127,500									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 843,466									
Interior Floo 13 CARPET 50																				SOH/AGL Deduction 324,128									
Air Condition 04 CENTRAL 100																				ASSESSED VALUE 519,338									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 5 100																				BASE TAXABLE VALUE 469,338									
Bathrooms 4 100																				TOTAL JUST VALUE 843,466									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 815,754									
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 3,442 100 3,442 453,549																													
FGR 748 55 411 54,157																													
FOP 70 30 21 2,767																													
FOP 442 30 133 17,525																													
FUS 1,144 100 1,144 150,744																													
TOTALS 5,846 5,151 678,743																													
EXTRA FEATURES										85709 BOSTICK WOOD DR, FERNANDINA BEACH																			
										BLD DATE 03/29/2023 NW LGL DATE																			
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
L N 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2006 2006 3 90 3,150																													
2 0812 CONCRETE C 0 100 0 0 1,401.00 SF 4.00 4.00 100 2006 2006 3 87 4,875																													
3 1126 CB/STC 8" 0 100 0 0 64.00 SF 8.00 8.00 100 2006 2006 3 87 445																													
4 0845 KOOL DECK 0 100 0 0 531.00 SF 7.25 7.25 100 2006 2006 3 87 3,349																													
5 0910 SCRNM RM L 0 100 0 0 1,092.00 SF 15.00 15.00 100 2006 2006 3 27 4,423																													
6 0861 POOL GUNIT 0 100 0 0 561.00 SF 85.00 85.00 100 2006 2006 3 44 20,981																													
LAND DESCRIPTION										TOTAL OB/XF 37,223																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000135 C SFR CNSVTN 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									