

LOT 235
IN OR 1884/823
NORTH HAMPTON PHASE 1 PB 6/215

BINGHAM CHARLES S
85745 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0235-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	3,206	100	3,206	395,727
FGR	787	55	433	53,447
FOP	68	30	20	2,469
FSP	366	40	146	18,021
FST	42	55	23	2,839
FUS	564	100	564	69,617

TOTALS	5,033		4,392	542,120
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,393.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	20.00	SF	10.00	10.00
4	0810	CONCRETE A	0 100	3	1	3.00	SF	6.50	6.50
5	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	85.00
6	0910	SCRN RM L	0 100	0	0	966.00	SF	15.00	15.00
7	0855	CONC PAVER	0 100	0	0	546.00	SF	10.00	10.00
8	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00

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

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	4,392	107.9232	134.90	592,481	2006	2006	0	0
1 SNGL FAM - 100% - 2007									
Heated Area: 3770									
HX Base Yr 2007									

85745 BOSTICK WOOD DR, FERNANDINA BEACH									
BLD DATE 03/29/2023 NW LGL DATE									
XF DATE									
LNC DATE									
AG DATE									

TOTAL OB/XF									
53,883									
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

Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
542,120									
TOTAL MARKET OB/XF VALUE									
53,883									
TOTAL LAND VALUE - MARKET									
127,500									
TOTAL MARKET VALUE									
723,503									
SOH/AGL Deduction									
344,826									
ASSESSED VALUE									
378,677									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
328,677									
TOTAL JUST VALUE									
723,503									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
701,651									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328064	SCRNENCL	21,833	12/01/2013
B1327957	SWIM POOL	30,100	11/01/2013
E16088	ELEC OTHER	1,500	11/01/2005
M10700	MECH OTHER	0	11/01/2005
P10290	OTHER	0	11/01/2005
C16245	CO ISSUED	520,840	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1884/0823	8/14/2013	QC	U	I	11	100	
GRANTOR: BINGHAM CHARLES S & J							
GRANTEE: BINGHAM CHARLES S							
1421/0370	6/19/2006	WD	Q	I		526,900	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: BINGHAM CHARLES S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2006] W42 BAS=[YR=2006] W9 S53 E16 N3 FOP=[YR=2006] E9 N4 W1 N4 W8 S8\$ N8 E8 S4 E9 S7 FGR=[YR=2006] S14 E14 S19 E23 N21 FST=[YR=2006] N3 W14 S3 E14\$ W14 N12 W23\$ E23 S9 E14 N43 L6 U6 N7 U6 L6 W7 D9 L9 L3 U3 W5 D3 L3 S4 W16 N3 L6 U6 N4\$ S4 D6 R6 S3 E16 N4 R3 U3 E5 D3 R3 R9 U9 \$ PTR=N15 FUS=[YR=2006] N2 W2 N19 U9 R9 E6 S4 E6 S9 E2 S15 W16 S2 W5\$ S15\$.									

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