LOT 242
NORTH HAMPTON PHASE 1 PB 6/215

WELCH HAROLD J
85652 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0242-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

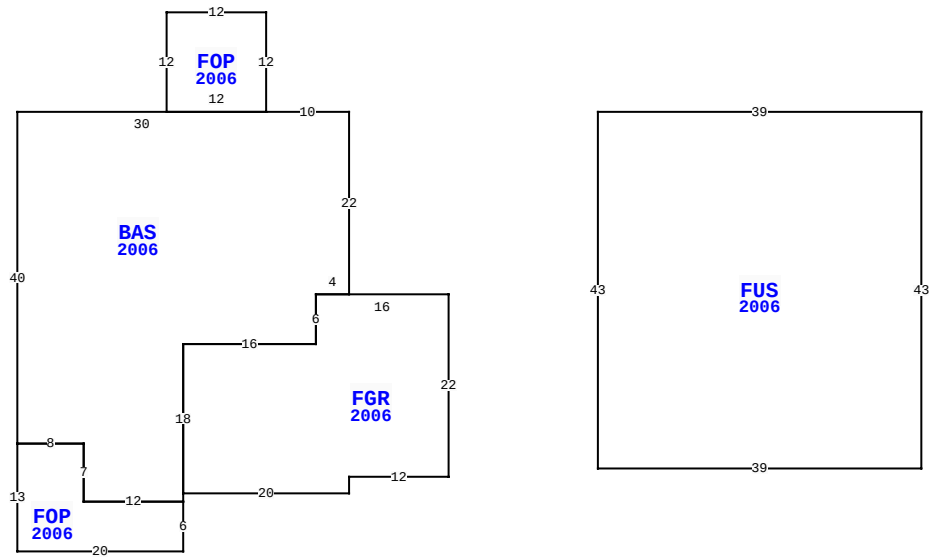
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	175,730
FGR	648	55	356	44,056
FOP	144	30	43	5,322
FOP	176	30	53	6,559
FUS	1,677	100	1,677	207,535
TOTALS	4,065		3,549	439,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,549	108.2025	135.25	480,002	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 3097 HX Base Yr 2007



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

85652 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		439,202
TOTAL MARKET OB/XF VALUE		3,605
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		570,307
SOH/AGL Deduction		307,081
ASSESSED VALUE		263,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,226
TOTAL JUST VALUE		570,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11947	MECH OTHER	0	08/01/2006
P11417	OTHER	0	08/01/2006
C0618010	CO ISSUED	251,394	06/01/2006
B0618010	NEW CONSTR	251,394	06/01/2006
E0617574	ELEC OTHER	2,100	06/01/2006
R0609434	REPAIR/RRF	1,500	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1835	2/16/2024	QC	U	I	11	100
GRANTOR: WELCH STACY A						
GRANTEE: WELCH HAROLD J						
1469/0305	1/03/2007	WD	U	I	21	365,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WELCH HAROLD J & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] N12 W12 S12 E12 $ W30 S40
FOP=[YR=2006] S13 E20 N6 W12 N7 W8 $ E8 S7 E12 N1
FGR=[YR=2006] E20 N2 E12 N22 W16 S6 W16 S18 $ N18 E16 N6 E4
N22 $ PTR= E30 FUS=[YR=2006] E39 S43 W39 N43 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	2006	2006	3	87	3,605	

LAND DESCRIPTION

TOTAL OB/XF 3,605

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	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