

LOT 243
IN OR 2238/16
NORTH HAMPTON PHASE 1 PB 6/215

GIADROSICH LINDA
85630 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0243-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

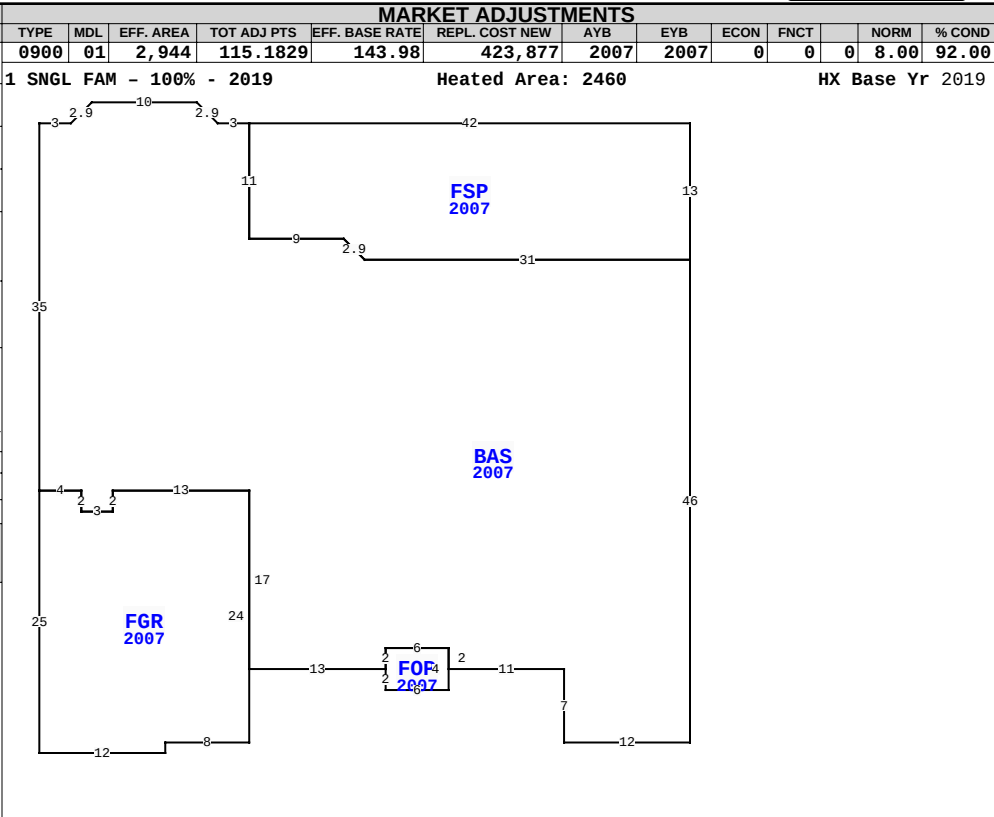
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2,460	325,856
FGR	486	55	267	35,368
FOP	24	30	7	927
FSP	526	40	210	27,817

TOTALS	3,496	2,944	389,967
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EXTRA FEATURES	
L N	OB/XF CODE
1	0812
	CONCRETE C
	BLD CAP 0 100
	L W 0 0
	UNITS 1,286.00
	UT SF 4.00
	Adj R
	ADJ UNIT PRICE 4.00
	ORIG COND 100
	YEAR ON 2007
	YEAR ACTUAL 2007
	Q 3
	% COND 88
	OB/XF MKT VALUE 4,527
	NOTES



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

85630 BOSTICK WOOD DR, FERNANDINA BEACH														
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		389,967	
TOTAL MARKET OB/XF VALUE		4,527	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		521,994	
SOH/AGL Deduction		212,658	
ASSESSED VALUE		309,336	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		259,336	
TOTAL JUST VALUE		521,994	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,557	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18812	ELEC OTHER	2,200	02/01/2007
M12719	TANKS/BLRS	0	02/01/2007
P12001	OTHER	0	01/01/2007
C18739	CO ISSUED	0	10/01/2006
B18739	NEW CONSTR	404,065	10/01/2006
R09835	REPAIR/RRF	1,500	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2238/0016	10/30/2018	WD Q	I	01	
GRANTOR: HELD TAMMY L & WILLIA					
GRANTEE: GIADROSICH LINDA					
1530/1061	10/15/2007	WD Q	I		
GRANTOR: OLIVER GRAEME & HUGH					
GRANTEE: HELD TAMMY L & WILL					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2007] W42 BAS=[YR=2007] W3 L2 U2 W10 D2 L2 W3 S35	
FGR=[YR=2007] S25 E12 N1 E8 N24 W13 S2 W3 N2 W4\$ E4 S2 E3 N2	
E13 S17 E13 FOP=[YR=2007] S2 E6 N4 W6 S2\$ N2 E6 S2 E11 S7 E12	
N46 W31 L2 U2 W9 N11\$ S11 E9 D2 R2 E31 N13 \$.	

LAND DESCRIPTION					TOTAL OB/XF															4,527									
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						