LOT 247
NORTH HAMPTON PHASE 1 PB 6/215

WOOD ALEA C & TRAVIS J
85540 BOSTICK WOOD DRIVE
FERANDINA BEACH, FL 32034

2024

12-2N-27-1460-0247-0000

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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

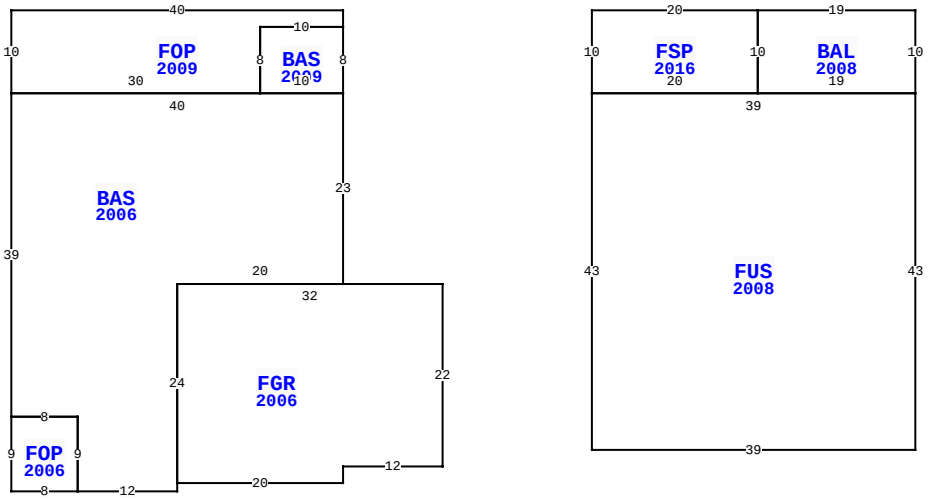
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	190	15	28	3,583
BAS	1,348	100	1,348	172,506
BAS	80	100	80	10,238
FGR	744	55	409	52,341
FOP	72	30	22	2,815
FOP	320	30	96	12,286
FSP	200	40	80	10,238
FUS	1,677	100	1,677	214,609
TOTALS	4,631		3,740	478,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,740	111.8880	139.86	523,076	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2023 Heated Area: 3105 HX Base Yr 2023



BLD DATE	03/29/2023	NW
XF DATE	01/07/2009	RK
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

85540 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		478,615
TOTAL MARKET OB/XF VALUE		67,457
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		673,572
SOH/AGL Deduction		169,314
ASSESSED VALUE		504,258
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		449,258
TOTAL JUST VALUE		673,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632202	ADDITION	0	04/29/2016
B22880	REMODEL	200	09/01/2009
B21606	SCRN ENCLOSURE	11,000	07/01/2008
B21683	WOOD DECK	3,250	07/01/2008
E17995	ELEC OTHER	2,100	09/01/2006
M11946	MECH OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0657	10/04/2022	WD	Q	I	01	775,000
GRANTOR: LEWIS STEVEN LAURENCE						
GRANTEE: WOOD ALEA C & TRAVI						
2122/0659	5/31/2017	WD	Q	I	01	440,000
GRANTOR: LEGGE ANA MARIA & ANT						
GRANTEE: LEWIS STEVEN LAUREN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W40 S10 BAS=[YR=2006] S39 FOP=[YR=2006] S9 E8 N9 W8 $ E8 S9 E12 N1 FGR=[YR=2006] E20 N2 E12 N22 W32 S24 $ N24 E20 N23BAS=[YR=2009] N8W10S8E10$ W40 $ E30 N8E10 N2 $ PTR= E30 FSP=[YR=2016] E20 BAL=[YR=2008] E19 S10 FUS=[YR=2008] S43 W39 N43 E39 $ W19N10 $ S10 W20 N10 $ 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	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	0811	CONCRETE B	0	100	0	0	1,036.00	SF	5.20	5.20	100	2006	2006	3	87	4,687	
3	0861	POOL GUNIT	0	100	0	0	666.00	SF	85.00	85.00	100	2008	2008	3	52	29,437	
4	0910	SCRN RM L	0	100	50	43	2,150.00	SF	15.00	15.00	100	2008	2008	3	35	11,288	
5	0845	KOOL DECK	0	100	0	0	1,484.00	SF	7.25	7.25	100	2008	2008	3	89	9,576	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	35	1,750	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	350	
8	0855	CONC PAVER	0	100	0	0	680.00	SF	10.00	10.00	100	2016	2016	3	96	6,528	
9	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2016	2016	3	96	691	

TOTAL OB/XF 67,457

LAND DESCRIPTION

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS