

LOT 256
IN OR 1392/274
NORTH HAMPTON PHASE 1 PB 6/215

WOODSIDE MICHAEL & PAULA
85318 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0256-0000



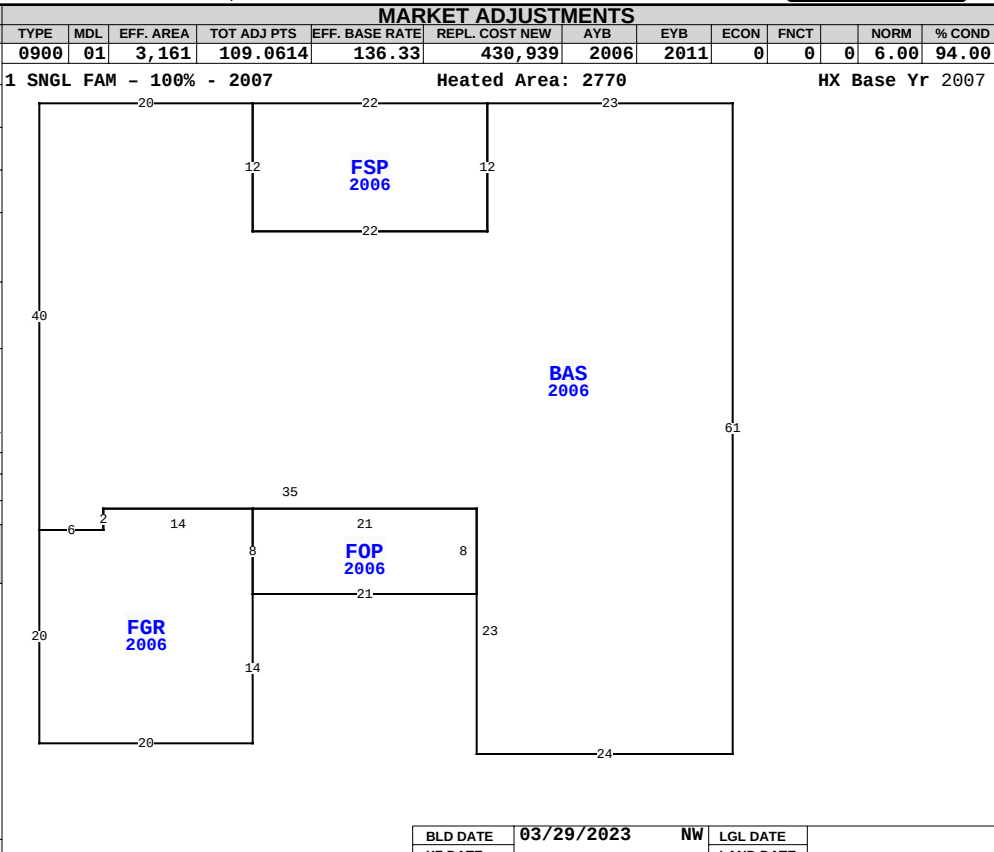
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,770	100	2,770	354,976
FGR	428	55	235	30,116
FOP	168	30	50	6,408
FSP	264	40	106	13,584
TOTALS	3,630		3,161	405,083

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006
2	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	2006	2006
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2006	2006

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85318 BOSTICK WOOD DR, FERNANDINA BEACH				

TOTAL OB/XF													
5,643													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		405,083	
TOTAL MARKET OB/XF VALUE		5,643	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		538,226	
SOH/AGL Deduction		267,792	
ASSESSED VALUE		270,434	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		220,434	
TOTAL JUST VALUE		538,226	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		520,073	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009270	REPAIR/RRF	24,300	10/05/2020
B15503	NEW CONSTR	410,696	01/30/2006
E16234	ELEC OTHER	1,950	11/01/2005
M10656	MECH OTHER	0	11/01/2005
P09685	OTHER	0	07/01/2005
R07827	REPAIR/RRF	1,500	07/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1392/0274	2/28/2006	WD	Q	I		410,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: WOODSIDE MICHAEL &							
1259/1929	9/17/2004	WD	U	V	19	548,000	
GRANTOR: WATSON HOME BUILDERS							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2006] W23 FSP=[YR=2006] W22 S12 E22 N12\$ S12 W22 N12 W20 S40 FGR=[YR=2006] S20 E20 N14 FOP=[YR=2006] E21 N8 W21 S8\$ N8 W14 S2 W6\$ E6 N2 E35 S23 E24 N61\$.													