

LOT 257
IN OR 1412/1913
NORTH HAMPTON PHASE 1 PB 6/215

MCKINNEY NAOMI
85304 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0257-0000



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		3 100							
Bathrooms		3 100							
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	2,876	100	2,876		369,826				
FGR	516	55	284		36,520				
FOP	92	30	28		3,601				
FOP	216	30	65		8,358				
PTO	240	5	12		1,543				
TOTALS	3,940		3,265		419,848				

EXTRA FEATURES										85304 BOSTICK WOOD DR, FERNANDINA BEACH										AG DATE	
L N	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	2005	2005	3	89	3,115					
2	0811	CONCRETE B	0	100	0	0	916.00	SF	5.20	5.20	100	2005	2005	3	86	4,096					
3	0910	SCRN RM L	0	100	10	24	240.00	SF	15.00	15.00	100	2008	2008	3	35	1,260					
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