

LOT 259  
IN OR 2089/330  
NORTH HAMPTON PHASE 1 PB 6/215

CAHILL DANIEL R JR & CARRIE F  
85278 BOSTICK WOOD DR  
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0259-0000



| 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            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| 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       |

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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       | 2,021            | 100         | 2,021        | 257,469              |
| FGR       | 378              | 55          | 208          | 26,498               |
| FOP       | 117              | 30          | 35           | 4,459                |
| FOP       | 200              | 30          | 60           | 7,644                |
| FUS       | 1,756            | 100         | 1,756        | 223,709              |

TOTALS 4,472 4,080 519,780

EXTRA FEATURES

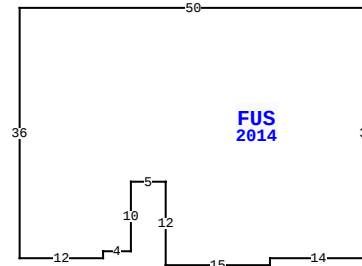
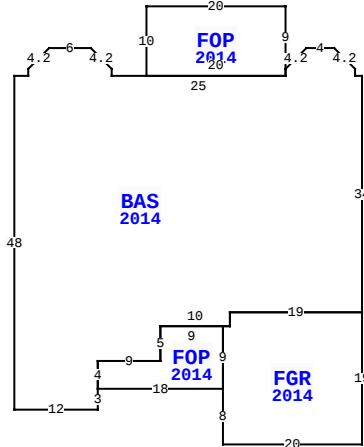
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 1,227.00 | SF | 5.20     | 5.20           | 100       | 2014    | 2014        | 3 | 95     | 6,061           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2014    | 2014        | 3 | 96     | 3,360           |       |

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 | 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 11/19/2019 BY TWA

| MARKET ADJUSTMENTS       |     |           |             |                |                   |      |      |      |      |                 |      |        |  |
|--------------------------|-----|-----------|-------------|----------------|-------------------|------|------|------|------|-----------------|------|--------|--|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT |                 | NORM | % COND |  |
| 0900                     | 01  | 4,080     | 106.7220    | 133.40         | 544,272           | 2014 | 2014 | 0    | 0    | 0               | 4.50 | 95.50  |  |
| 1 SNGL FAM - 100% - 2017 |     |           |             |                | Heated Area: 3777 |      |      |      |      | HX Base Yr 2017 |      |        |  |



85278 BOSTICK WOOD DR, FERNANDINA BEACH

BLD DATE 03/29/2023 NW  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  | 4 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |              |  |  |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |   |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 519,780      |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 9,421        |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 127,500      |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 656,701      |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 280,664      |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 376,037      |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000 |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 326,037      |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 656,701      |  |  |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |  |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 633,332      |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1327619   | CO ISSUED   | 0       | 03/20/2014 |
| B1327619   | NEW CONSTR  | 525,122 | 08/01/2013 |

| SALES DATA                  |            |           |     |     |        |            |  |
|-----------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number           | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2089/0330                   | 12/09/2016 | QC        | U   | I   | 11     | 147,600    |  |
| GRANTOR: CAHILL DANIEL R JR |            |           |     |     |        |            |  |
| GRANTEE: CAHILL DANIEL R JR |            |           |     |     |        |            |  |
| 1067/0666                   | 7/09/2002  | WD        | Q   | V   |        | 60,500     |  |
| GRANTOR: NORTH HAMPTON LLC  |            |           |     |     |        |            |  |
| GRANTEE: CAHILL DANIEL R JR |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

BUILDING DIMENSIONS  
BAS=[YR=2014] W1 N1 U3 L3 W4 D3 L3 FOP=[YR=2014] N9 W20 S10 E20 N1 \$ S1 W25 N1 U3 L3 W6 D3 L3 S1 W2 S48 E12 N3 FOP=[YR=2014] E18 FGR=[YR=2014] S8 E20 N19W19 S2 W1 S9 \$ N9 W9 S5 W9 S4 \$ N4 E9 N5 E10 N2 E19 N34 \$ PTR= E30 FUS=[YR=2014] E50 S36 W14 S1 W15 N12 W5 S10 W4 S1 W12 N36 \$ W30 \$.

Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS