LOT 263
IN OR 2153/1779
NORTH HAMPTON PHASE 1 PB 6/215

MILLER CHARLES D & CHERI L
85136 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0263-0000

BUILDING CHARACTERISTICS

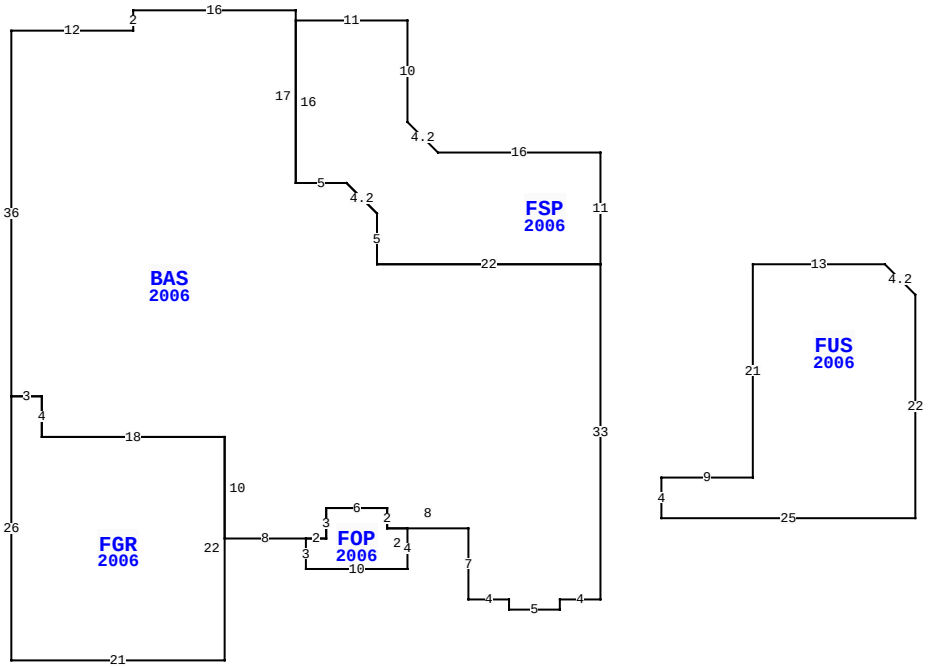
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,137	100	2,137	276,528
FGR	474	55	261	33,773
FOP	50	30	15	1,941
FSP	418	40	167	21,610
FUS	432	100	432	55,901
TOTALS	3,511		3,012	389,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,012	110.1240	137.66	414,632	2006	2011	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2018 Heated Area: 2569 HX Base Yr 2018



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

85136 BOSTICK WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,754
TOTAL MARKET OB/XF VALUE		77,961
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		595,215
SOH/AGL Deduction		268,853
ASSESSED VALUE		326,362
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,362
TOTAL JUST VALUE		595,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009251	REPAIR/RRF	0	10/02/2020
B1912002	SWIM POOL	65,367	11/19/2019
M10865	MECH OTHER	0	01/01/2006
E16084	ELEC OTHER	1,500	11/01/2005
P10320	OTHER	0	11/01/2005
C16318	CO ISSUED	385,275	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/1779	10/25/2017	WD	Q	I	02	345,000
GRANTOR: ROBINSON DONALD A JR						
GRANTEE: MILLER CHARLES D &						
1421/0485	6/19/2006	WD	Q	I		385,300
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ROBINSON DONALD A J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] N11 W16 U3 L3 N10 W11 S16 E5 D3 R3 S5 E22$
BAS=[YR=2006] W22 N5 U3 L3 W5 N17 W16 S2 W12 S36
FGR=[YR=2006] S26 E21 N22 W18 N4 W3$ E3 S4 E18 S10 E8
FOP=[YR=2006] S3 E10 N4 W2 N2 W6 S3 W2$ E2 N3 E6 S2 E8 S7 E4
S1 E5 N1 E4 N33$ PTR=E15 FUS=[YR=2006] E13 D3 R3 S22 W25
N4 E9 N21$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,423.00	SF	4.00	4.00	100	2006	2006	3	87	4,952	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
3	0462	ST/AL FNC	0	100	0	0	704.00	SF	10.00	10.00	100	2020	2020	3	93	6,547	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	96	864	
5	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00	85.00	100	2020	2020	3	93	32,015	
6	0911	SCRN RM A	0	100	0	0	1,324.00	SF	17.50	17.50	100	2020	2020	3	90	20,853	
7	0855	CONC PAVER	0	100	0	0	1,104.00	SF	10.00	10.00	100	2020	2020	3	99	10,930	

LAND DESCRIPTION

TOTAL OB/XF 77,961

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 09/24/2020 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS