

LOT 264
IN OR 2207/350
NORTH HAMPTON PHASE 1 PB 6/215

BRANTLEY JOHN & JESSICA
85120 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0264-0000



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		4 100		
Bathrooms		4 100		
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	2,164	100	2,164	285,722
FGR	729	55	401	52,946
FOP	60	30	18	2,376
FSP	223	40	89	11,751
FST	15	55	8	1,056
FUS	376	100	376	49,645
TOTALS	3,567		3,056	403,498

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,056	115.4370	144.30	440,981	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2019											
Heated Area: 2540											
HX Base Yr 2019											
The floor plan diagram illustrates a residential unit layout. The main area is a large rectangle with several smaller rooms and corridors. The rooms are labeled with their market values and effective years: BAS 2006 (Bathroom), FGR 2006 (Front Room), FOP 2006 (Front Porch), FSP 2013 (Front Staircase), and FUS 2006 (Front Utility Room). The dimensions for each room are provided in feet and inches. The overall layout is as follows: BAS 2006: A large rectangular room with dimensions 46' x 41'. FGR 2006: A rectangular room with dimensions 34' x 37'. FOP 2006: A small rectangular room with dimensions 10' x 6'. FSP 2013: A small rectangular room with dimensions 10' x 6'. FUS 2006: A small rectangular room with dimensions 16' x 14'.											