

LOT 265  
IN OR 2027/814  
NORTH HAMPTON PHASE 1 PB 6/215

FEAGINS TIMOTHY/WILLIAMS TAMARA  
85108 BOSTICK WOOD DR  
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0265-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 12               | HARDWOOD 60      |              |                      |
| Interior Floor           | 11               | CLAY TILE 40     |              |                      |
| 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                      | 2,527            | 100              | 2,527        | 343,349              |
| FGR                      | 622              | 55               | 342          | 46,469               |
| FOP                      | 65               | 30               | 20           | 2,717                |
| FSP                      | 208              | 40               | 83           | 11,277               |
| FUS                      | 681              | 100              | 681          | 92,529               |
| STR                      | 69               | 10               | 7            | 951                  |
| TOTALS                   | 4,172            |                  | 3,660        | 497,292              |

| MARKET ADJUSTMENTS                |     |           |             |                |                |      |      |      |      |      |        |
|-----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                              | 01  | 3,660     | 112.6440    | 140.80         | 515,328        | 2016 | 2016 | 0    | 0    | 3.50 | 96.50  |
| 1 SNGL FAM - 100% - 2017          |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3208 HX Base Yr 2017 |     |           |             |                |                |      |      |      |      |      |        |
|                                   |     |           |             |                |                |      |      |      |      |      |        |
|                                   |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY        |           |              | PAGE 1 of 1 |         | 4          |               |
|-------------------------------|-----------|--------------|-------------|---------|------------|---------------|
| VALUATION SUMMARY             |           |              |             |         |            |               |
| VALUATION BY                  |           |              | STANDARD    |         |            |               |
| Tax Group: 4                  |           | Tax Dist:    |             |         |            |               |
| BUILDING MARKET VALUE         |           |              | 497,292     |         |            |               |
| TOTAL MARKET OB/XF VALUE      |           |              | 70,141      |         |            |               |
| TOTAL LAND VALUE - MARKET     |           |              | 127,500     |         |            |               |
| TOTAL MARKET VALUE            |           |              | 694,933     |         |            |               |
| SOH/AGL Deduction             |           |              | 279,483     |         |            |               |
| ASSESSED VALUE                |           |              | 415,450     |         |            |               |
| TOTAL EXEMPTION VALUE         |           |              | HX HB       |         | 50,000     |               |
| BASE TAXABLE VALUE            |           |              | 365,450     |         |            |               |
| TOTAL JUST VALUE              |           |              | 694,933     |         |            |               |
| NCON VALUE                    |           |              | 64,364      |         |            |               |
| INCOME VALUE                  |           |              |             |         |            |               |
| PREVIOUS YEAR MKT VALUE       |           |              | 606,936     |         |            |               |
|                               |           |              |             |         |            |               |
|                               |           |              |             |         |            |               |
|                               |           |              |             |         |            |               |
|                               |           |              |             |         |            |               |
|                               |           |              |             |         |            |               |
| PERMIT NUM                    |           | DESCRIPTION  |             | AMT     | ISSUED     |               |
| 23001180                      |           | SWIM POOL    |             | 100,000 | 01/26/2023 |               |
| 23001182                      |           | ADDITION     |             | 9,600   | 01/26/2023 |               |
| B1530801                      |           | CO ISSUED    |             | 0       | 02/02/2016 |               |
| B1530801                      |           | NEW CONSTR   |             | 394,049 | 07/01/2015 |               |
|                               |           |              |             |         |            |               |
|                               |           |              |             |         |            |               |
| SALES DATA                    |           |              |             |         |            |               |
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U      | V<br>I  | RSN<br>CD  | SALE<br>PRICE |
| 2027/0814                     | 1/26/2016 | WD           | Q           | I       | 01         | 345,500       |
| GRANTOR:DREAM FINDERS HOMES L |           |              |             |         |            |               |
| GRANTEE:FEAGINS TIMOTHY & T   |           |              |             |         |            |               |
| 1988/0135                     | 6/25/2015 | WD           | U           | V       | 30         | 770,000       |
| GRANTOR:DFH LAND LLC          |           |              |             |         |            |               |
| GRANTEE:DREAM FINDERS HOMES   |           |              |             |         |            |               |
| BUILDING NOTES                |           |              |             |         |            |               |

| EXTRA FEATURES |            |             |         |   |   | 85108 BOSTICK WOOD DR, FERNANDINA BEACH |    |          |                |           |         | INC DATE    |   | 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              | 0810       | CONCRETE A  | 0 100   | 7 | 7 | 49.00                                   | SF | 6.50     | 6.50           | 100       | 2016    | 2016        | 3 | 96      | 306             |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 1,096.00                                | SF | 5.20     | 5.20           | 100       | 2016    | 2016        | 3 | 96      | 5,471           |       |
| 3              | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 428.00                                  | SF | 85.00    | 85.00          | 100       | 2024    | 2023        |   | 100     | 36,380          |       |
| 4              | 0912       | SCRN RM G   | 0 100   | 0 | 0 | 912.00                                  | SF | 20.00    | 20.00          | 100       | 2024    | 2023        |   | 100     | 18,240          |       |
| 5              | 0857       | SANDSTONE/  | 0 100   | 0 | 0 | 484.00                                  | SF | 16.00    | 16.00          | 100       | 2024    | 2023        |   | 100     | 7,744           |       |
| 6              | 0871       | POOL HTR R  | 0 100   | 0 | 0 | 1.00                                    | UT | 2,000.00 | 2,000.00       | 100       | 2024    | 2023        |   | 100     | 2,000           |       |
|                |            |             |         |   |   |                                         |    |          |                |           |         |             |   |         |                 |       |
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