



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,778	100	1,778	258,185
FGR	441	55	243	35,287
FOP	56	30	17	2,468
FOP	180	30	54	7,841
TOTALS	2,455		2,092	303,782

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	676.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,092	123.5829	154.48	323,172	2010	2010	0	0	0	6.00	94.00	
1 SNGL FAM - 0% - 2023 Heated Area: 1778 HX Base Yr													

85048 BOSTICK WOOD DR, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND 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
1	0811	CONCRETE B	0	0	0	676.00	SF	5.20	5.20	100	2010	2010	3 91

TOTAL OB/XF 3,199													
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
1	000135	C	SFR CNSVTN	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		303,782	
TOTAL MARKET OB/XF VALUE		3,199	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		434,481	
SOH/AGL Deduction		0	
ASSESSED VALUE		434,481	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		434,481	
TOTAL JUST VALUE		434,481	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23735	CO ISSUED	0	01/13/2011
E22927	NEW CONSTR	0	09/01/2010
M15589	H/AC	0	08/01/2010
P14388	NEW CONSTR	0	08/01/2010
E22767	NEW CONSTR	0	07/01/2010
B23735	NEW CONSTR	189,715	06/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2571/0477	6/16/2022	WD	Q	I	01
GRANTOR: UDREA CRISTINA &					
GRANTEE: BERNI NICOLA					
1884/1397	10/04/2013	WD	Q	I	02
GRANTOR: MILLER ARNOLD D & MAR					
GRANTEE: UDREA CRISTINA & DA					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2010] W14 FOP=[YR=2010] W18 S10 E18 N10 \$ S10 W18 N10 W18 S36 FGR=[YR=2010] S21 E21 N21 W21 \$ E21 S6 E10 FOP=[YR=2010] S5 E8 N5 W3 N4 W4 S4 W1 \$ E1 N4 E4 S4 E14 N42 \$.													