

LOT 270
IN OR 2293/1379
NORTH HAMPTON PHASE 1 PB 6/215

HAMILL MICHAEL N & KRISTEN A
85032 BOSTICK WOOD DR
FERNANDINA, FL 32034

2024

12-2N-27-1460-0270-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
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	1,963	100	1,963	285,990
FGR	462	55	254	37,005
FOP	105	30	32	4,662
FOP	144	30	43	6,265
PTO	195	5	10	1,457
TOTALS	2,869		2,302	335,380

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	635.00	SF	5.20	5.20	100	2010	2010	3	91	3,005	
2	0810	CONCRETE A	0	100	0	0	518.00	SF	6.50	6.50	100	2014	2014	3	95	3,199	
3	0462	ST/AL FNC	0	100	0	0	270.00	SF	10.00	10.00	100	2014	2014	3	75	2,025	
4	0910	SCRN RM L	0	100	13	15	195.00	SF	15.00	15.00	100	2014	2014	3	65	1,901	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	87	522	

LAND DESCRIPTION			TOTAL OB/XF 10,652														
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
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500

REVIEW DATE 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,302	123.9945	154.99	356,787	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM - 100% - 2020

Heated Area: 1963

HX Base Yr 2020

Floor plan diagram showing room layouts and dimensions:

- PTO 2014: 13' x 15'
- FOP 2010 (top): 7' x 15'
- BAS 2010: 43' x 57'
- FGR 2010: 21' x 22'
- FOP 2010 (bottom): 6' x 19'

Dimensions and connections:

- Top horizontal line: 15'
- Left vertical line: 43'
- Right vertical line: 57'
- Bottom horizontal line: 19'
- Internal horizontal lines: 25', 22', 13', 6', 6', 13'
- Internal vertical lines: 7', 15', 21', 5', 6', 6'

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85032 BOSTICK WOOD DR, FERNANDINA BEACH				

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
2293/1379	7/26/2019	WD Q	I 01
GRANTOR: CHESTER JOHN J JR & A			
GRANTEE: HAMILL MICHAEL N &			
1947/1071	11/14/2014	WD Q	I 01
GRANTOR: LAWRENCE DALE & DEBRA			
GRANTEE: CHESTER JOHN JOSEPH			
BUILDING NOTES			
BUILDING DIMENSIONS			
PTO=[YR=2014] N13 W15 S13 E15\$ FOP=[YR=2010] W15			
BAS=[YR=2010] W25 S43 FGR=[YR=2010] S21 E21 FOP=[YR=2010]			
S6 E19 N6 W13 N6 W5 S6 W1 \$ E1 N21 W22 \$ E22 S15 E5 S6 E13			
N57 W15 N7 \$ S7 E15 N7 \$.			