LOT 282
IN OR 1385/1349
NORTH HAMPTON PHASE 1 PB 6/215

SWITHERS LVG TRUST/SWITHERS FRANK G TRUSTEE
85035 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0282-0000

BUILDING CHARACTERISTICS

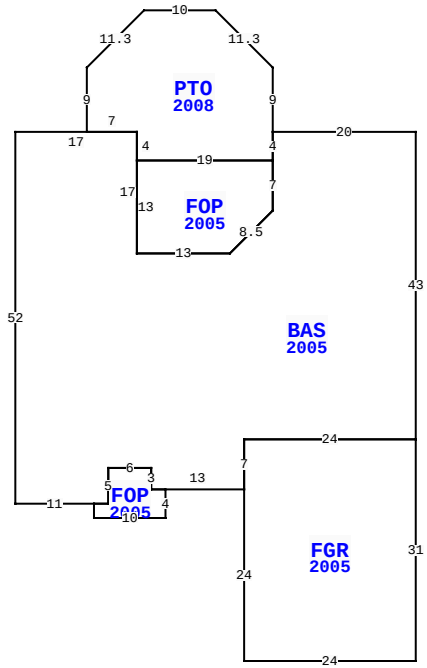
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,335	100	2,335	306,191
FGR	744	55	409	53,633
FOP	54	30	16	2,098
FOP	229	30	69	9,048
PTO	454	5	23	3,016
TOTALS	3,816		2,852	373,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,852	115.2816	144.10	410,973	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 2335 HX Base Yr 2006



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

85035 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		373,985
TOTAL MARKET OB/XF VALUE		9,166
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		510,651
SOH/AGL Deduction		207,982
ASSESSED VALUE		302,669
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,669
TOTAL JUST VALUE		510,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20587	ADDITION	30,000	09/01/2007
E15261	ELEC OTHER	1,500	07/01/2005
M0509954	H/AC	0	06/01/2005
P0509428	OTHER	0	05/01/2005
R07426	REPAIR/RRF	3,500	04/01/2005
B14920	NEW CONSTR	352,640	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1349	1/31/2006	WD	U	I	01	100
GRANTOR: SWITHERS FRANK G & ED						
GRANTEE: SWITHERS FRANK G &						
1360/1927	10/24/2005	WD	Q	I		428,700
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: SWITHERS FRANK G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 PTO=[YR=2008] N9 L8 U8 W10 D8 L8 S9 E7 S4 E19 N4$ S4 FOP=[YR=2005] W19 S13 E13 R6 U6 N7$ S7 D6 L6 W13 N17 W17 S52 E11 FOP=[YR=2005] S2 E10 N4 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E13 FGR=[YR=2005] S24 E24 N31 W24 S7$ N7 E24 N43$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,066.00	SF	4.00	4.00	100	2005	2005	3	86	3,667	
3	0910	SCRN RM L	0	100	0	0	454.00	SF	15.00	15.00	100	2008	2008	3	35	2,384	

LAND DESCRIPTION

TOTAL OB/XF 9,166

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 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS