LOT 290
IN OR 1774/614
NORTH HAMPTON PHASE 1 PB 6/215

BERGLUND ANNE E & MARK A
85153 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0290-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

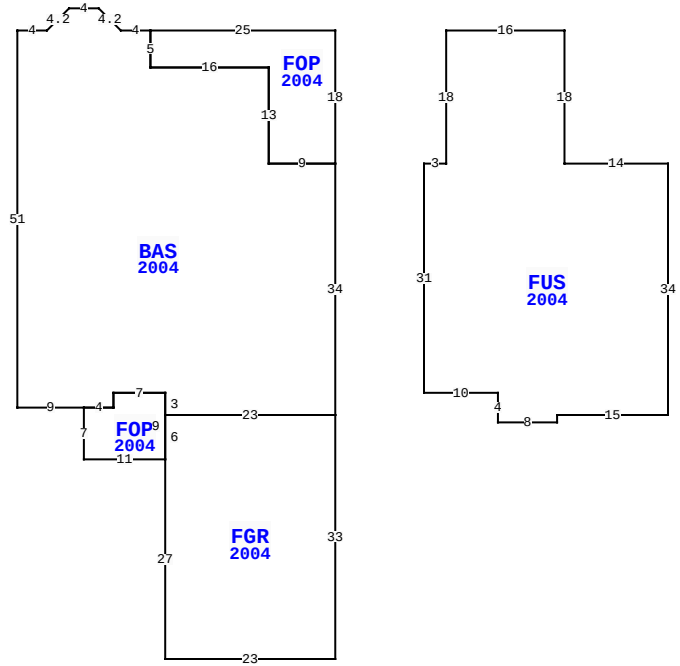
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,981	100	1,981	255,403
FGR	759	55	417	53,762
FOP	91	30	27	3,481
FOP	242	30	73	9,412
FUS	1,388	100	1,388	178,949
TOTALS	4,461		3,886	501,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,886	113.9670	142.46	553,600	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2022 Heated Area: 3369 HX Base Yr



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

85153 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		501,008
TOTAL MARKET OB/XF VALUE		32,839
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		661,347
SOH/AGL Deduction		647
ASSESSED VALUE		660,700
TOTAL EXEMPTION VALUE	13	660,700
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		661,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26468	REMODEL	2,324	09/03/2012
B0412438	NEW CONSTR	222,589	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1774/0614	1/10/2012	WD	Q	I	02	295,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BERGLUND ANNE E & M						
1767/0072	11/16/2011	QC	U	I	11	100
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W25 BAS=[YR=2004] W4 U3 L3 W4 D3 L3 W4 S51 E9 FOP=[YR=2004] S7 E11 FGR=[YR=2004] S27 E23 N33 W23 S6$ N9W7 S2 W4$ E4 N2 E7 S3 E23 N34 W9 N13 W16 N5$ S5 E16 S13 E9 N18$ PTR=E15 FUS=[YR=2004] E16 S18 E14 S34 W15 S1 W8 N4 W10 N31 E3 N18$ W15$.

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	0811	CONCRETE B	0	100	0	0	1,666.00	SF	5.20	5.20	100	2004	2004	3	84	7,277	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2004	2004	3	36	13,770	
3	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	100	2004	2004	3	22	3,696	
4	0845	KOOL DECK	0	100	0	0	625.00	SF	7.25	7.25	100	2004	2004	3	84	3,806	
5	0920	CWALL-WD/M	0	100	0	0	50.00	LF	390.00	390.00	100	2004	2004	3	22	4,290	

LAND DESCRIPTION

TOTAL OB/XF 32,839

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS