

MORISON TIMOTHY & EILEEN
85321 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0293-0000

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

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

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

2,481

100

2,481

323,626

FGR

729

55

401

52,308

FOP

49

30

15

1,957

FSP

321

40

128

16,696

FUS

576

100

576

75,135

TOTALS

4,156

3,601

469,722

EXTRA FEATURES

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

0845

KOOL DECK

0 100

0

0

512.00

SF

7.25

7.25

100

2005

2005

3

86

3,192

2

0911

SCRN RM A

0 100

0

0

848.00

SF

17.50

17.50

100

2005

2005

3

24

3,562

3

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2005

2005

3

89

1,780

4

0812

CONCRETE C

0 100

0

0

1,258.00

SF

4.00

4.00

100

2005

2005

3

86

4,328

5

0861

POOL GUNIT

0 100

28

12

336.00

SF

85.00

85.00

100

2005

2005

3

40

11,424

6

0871

POOL HTR R

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2005

2005

3

24

480

7

0462

ST/AL FNC

0 100

192

4

768.00

SF

10.00

10.00

100

2015

2015

3

78

5,990

8

0463

FENCE GATE

0 100

0

0

2.00

UT

300.00

300.00

100

2015

2015

3

89

534

9

0600

SUMMER KIT

0 100

0

0

1.00

UT

5,000.00

5,000.00

100

2019

2019

3

86

4,300

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

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

06/01/2021

BY

NWX

Total Acres:

0.00

Total Land Value:

127,500

Market:

0

Agricultural:

0

Common:

127,500

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,601

111.6045

139.51

502,376

2005

2010

0

0

0

6.50

93.50

1 SNGL FAM - 100% - 2020

Heated Area: 3057

HX Base Yr 2020

Basement

FSP 2005

FUS 2005

FGR 2005

FOP 2005

BAS 2005

BLD DATE

03/29/2023

NW

LGL DATE

LAND DATE

AG DATE

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

469,722

TOTAL MARKET OB/XF VALUE

35,590

TOTAL LAND VALUE - MARKET

127,500

TOTAL MARKET VALUE

632,812

SOH/AGL Deduction

304,771

ASSESSED VALUE

328,041

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

278,041

TOTAL JUST VALUE

632,812

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

613,888

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I /

V I /

RSN CD

SALE PRICE

2284/0693

6/06/2019

WD Q

I

I

01

489,500

GRANTOR: COLE ERIC D & CLAUDIA

GRANTEE: MORISON TIMOTHY & E

2036/0795

3/21/2016

WD Q

I

I

01

450,000

GRANTOR: WHITFORD WILLIAM J &

GRANTEE: COLE ERIC D & CLAUD

BUILDING NOTES

BAS=[YR=2005] W1 FSP=[YR=2005] W20 N6 U3 L3 W5 N13 E8 S7 D5 R5 E15 S10\$ W20 N6 U3 L3 W5 N17 W18 S4 W12 S50 FGR=[YR=2005] W11 S23 E11 S2 E21 N24 W7 S2 W14 N3\$ S3 E14 N2 E7 N3 E10 FOP=[YR=2005] S3 E9 N4 W1 N2 W7 S3 W1\$ E1 N3 E7 S2 E7 S7 E3 S1 E6 N1 E4 N32\$ PTR= E5 FUS=[YR=2005] S14 E31 N20 L5 U5 W9 S11 W17\$ W5\$.

TOTAL OB/XF

35,590