

LOT 18 PT OF TRACT A
IN OR 2341/33
PINEY ISLAND PB 4/63 & 64

WOOD JOSH & SHEENA M
94008 LIMP KIN LANE
FERNANDINA BEACH, FL 32097

2024

37-2N-28-5000-0018-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	186,967
DCK	2,977	10	298	34,692
FGR	460	55	253	29,454
FOP	146	30	44	5,122
FUS	994	100	994	115,720
STR	150	10	15	1,747
UCP	320	20	64	7,451
UST	528	45	238	27,707
UST	561	45	252	29,337

TOTALS	7,742	3,764	438,198
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EXTRA FEATURES	
L N	OB/XF CODE
1	0525 GAZEBO
2	0500 FP-PRE FAB
3	1076 TRELLIS A
4	0810 CONCRETE A
5	0810 CONCRETE A
6	0830 FLAGSTONE
7	1242 WD DECK A
8	0861 POOL GUNIT
9	0855 CONC PAVER
10	0871 POOL HTR R

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,764	108.2970	135.37	509,533	1987	1995	0	0	14.00	86.00
1 SNGL FAM - 0% - 0											
Heated Area: 2600											
HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2024
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1987	1987	3	20	1,000	
100	1987	1987	3	62	2,170	
100	1992	1992	3	20	672	
100	1992	1992	3	64	5,990	
100	1987	1987	3	52	3,586	
100	1992	1992	3	64	737	
100	1992	1992	3	20	708	
100	2021	2021	3	95	52,326	
100	2021	2021	3	99	8,415	
100	2021	2021	3	93	1,860	

LAND DESCRIPTION		TOTAL OB/XF	
77,464			
L N	USE CODE	CLS	DESCRIPTION
1	000116	C	SFR MARSH

NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		7
VALUATION BY	STANDARD	
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		438,198
TOTAL MARKET OB/XF VALUE		114,456
TOTAL LAND VALUE - MARKET		307,500
TOTAL MARKET VALUE		860,154
SOH/AGL Deduction		198,814
ASSESSED VALUE		661,340
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		661,340
TOTAL JUST VALUE		860,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102559	SWIM POOL	65,628	03/03/2021
B0946340	(2) SLIDE DOORS	25,000	11/01/2020
M2005140	H/AC	0	07/01/2020
R13111	RE-ROOF	12,000	09/03/2012
3706	N/A	65,000	11/13/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2341/0033	2/21/2020	WD	Q	I	01
GRANTOR: BOSTWICK CHARLES W JR					
GRANTEE: WOOD JOSH & SHEENA					
1084/1265	10/02/2002	QC	U	I	01
GRANTOR: BOSTWICK CHARLES W JR					
GRANTEE: BOSTWICK CHARLES W					

BUILDING NOTES	
BUILDING DIMENSIONS	
UST=[YR=1993] W16 FGR=[YR=1999] W20 UST=[YR=1993] W17 S33 E17 UCP=[YR=1999] S6 E20 N16 W20 S 10 \$ N33 \$ S23 E20 N23\$ S33 E16 N33 \$ PTR=E25 DCK=[YR=1993] E26 STR=[YR=2021] N10 W7 N5 E20 S5 W8 S10 W5\$ E31 S14 BAS=[YR=1993] W53 S14 W3 S11 E3 S8 E16 FOP=[YR=1993] E22 N5 W2 N3 W6 S3 W8 N3 W6 S8\$ N8 E6 S3 E8 N3E6 S3 E2 S3 E15 N31\$ N14 E3 S50 W3 N4 W17 S4 W40 N11 W3 N15 E3 N24\$ W25\$ PTR=N25 W15 FUS=[YR=1993] N14 E15 N14 E38 S28 W16 N14 W20 S14 W17\$ E15 S25\$.	

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