

LOT 203
IN OR 1055/1007
NORTH HAMPTON PHASE 1 PB 6/215

CHESTERMAN CHARLES W JR & JEANETTE B
85505 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0203-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,104	100	2002	3,104	409,596
FGR	542	55	2002	298	39,323
FOP	189	30	2002	57	7,522
FOP	486	30	2011	146	19,265
FUS	1,319	100	2002	1,319	174,052

TOTALS	5,640			4,924	649,758
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,689.00	SF	4.00
3	0861	POOL GUNIT	0	100	40	13	520.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25
5	0911	SCRN RM A	0	100	0	0	1,020.00	SF	17.50
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

REVIEW DATE	03/31/2023	BY	NWA
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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	4,924	108.7212	143.51	706,643	2002	2007	0	0	8.05	91.95
1 SNGL FAM - 100% - 2023											
Heated Area: 4423											
HX Base Yr 2023											

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

85505 BOSTICK WOOD DR, FERNANDINA BEACH											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0812	CONCRETE C	0	100	0	0	1,689.00	SF	4.00	4.00	100
3	0861	POOL GUNIT	0	100	40	13	520.00	SF	85.00	85.00	100
4	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25	7.25	100
5	0911	SCRN RM A	0	100	0	0	1,020.00	SF	17.50	17.50	100
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0	Common:	127,500
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		649,758	
TOTAL MARKET OB/XF VALUE		27,384	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		804,642	
SOH/AGL Deduction		11,221	
ASSESSED VALUE		793,421	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		737,699	
TOTAL JUST VALUE		804,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		774,661	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209381	SWIM POOL	4,900	02/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2467/1903	5/27/2021	WD	Q	I	02	775,000	
GRANTOR: ZINTAK KAREN K							
GRANTEE: CHESTERMAN CHARLES							
1055/1007	5/14/2002	WD	Q	I		335,900	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: ZINTAK DENNIS & KAR							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2011] W36 BAS=[YR=2002] W16 S4 W14 S39 E3 S10									
FGR=[YR=2002] S24 E4 S1 E14 N1 E4 N24 W22 \$ E24									
FOP=[YR=2002] S6 E23 N6 U3 L3 N4 W6 S4 D3 L3 W11 \$ E11									
U3 R3 N4 E6 S4 D3 R3 E2 S14 D3 R3 E8 U3 R3 N57 W18 S7									
W18 N17 \$ S17 E18 N7 E18 N10 \$ PTR= E15 FUS=[YR=2002] E11 N6									
E15 N36 E19 S35 W15 S5 W5 S6 W7 S31 W14 N28 W4 N7 \$ W15 \$.									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00