

**LEONARD GEORGE & LINDA C**  
85709 BOSTICK WOOD DRIVE  
FERNANDINA BEACH, FL 32034

**12-2N-27-1460-0233-0000**

| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                    |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY               |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                     |  |  |  |  |  |  |  |  |  | PAGE 1 of 1                          |  |  |  |  |  |  |  |  |  |
| ELEMENT CD                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT        |  |  |  |  |  |  |  |  |  | NORM % COND                          |  |  |  |  |  |  |  |  |  |
| Exterior Wall 16 WD FR STUC 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 0900 01 5,151 115.2112 152.08 783,364 2006 2006 0 0 9.00 91.00                        |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD                |  |  |  |  |  |  |  |  |  |
| Roof Structur 08 IRREGULAR 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 SNGL FAM - 100% - 2007 Heated Area: 4586 HX Base Yr 2007                            |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist:               |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 712,861        |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 34,690      |  |  |  |  |  |  |  |  |  |
| Interior Floo 11 CLAY TILE 50                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 127,500    |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 50                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 875,051           |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 340,652            |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 534,399               |  |  |  |  |  |  |  |  |  |
| Bedrooms 5 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,722   |  |  |  |  |  |  |  |  |  |
| Bathrooms 4 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 483,677           |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 875,051             |  |  |  |  |  |  |  |  |  |
| Stories 2. 2. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | NCON VALUE 0                         |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | INCOME VALUE                         |  |  |  |  |  |  |  |  |  |
| Occupancy 00 NONE 100                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 843,466      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| Quality 04 Quality Level 04                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | PERMIT NUM DESCRIPTION AMT ISSUED    |  |  |  |  |  |  |  |  |  |
| DOR CODE 0100 SINGLE FAMILY                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | B18458 REMODEL 6,500 09/01/2006      |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 04                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | C17425 CO ISSUED 679,580 06/02/2006  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 4043.00                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | B17425 NEW CONSTR 679,580 06/02/2006 |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | B0618068 SWIM POOL 27,800 06/01/2006 |  |  |  |  |  |  |  |  |  |
| BAS 3,442 100 2006 3,442 476,348                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | E17074 ELEC OTHER 1,500 04/01/2006   |  |  |  |  |  |  |  |  |  |
| FGR 748 55 2006 411 56,880                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | P10976 OTHER 0 04/01/2006            |  |  |  |  |  |  |  |  |  |
| FOP 70 30 2006 21 2,907                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| FOP 442 30 2006 133 18,407                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| FUS 1,144 100 2006 1,144 158,322                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| TOTALS 5,846 5,151 712,861                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 85709 BOSTICK WOOD DR, FERNANDINA BEACH                                               |  |  |  |  |  |  |  |  |  | BLD DATE 03/29/2023 NW LGL DATE      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | LAND DATE                            |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | AG DATE                              |  |  |  |  |  |  |  |  |  |
| 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2006 2006 3 89 3,115                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| 2 0812 CONCRETE C 0 100 0 0 1,401.00 SF 4.00 4.00 100 2006 2006 3 86 4,819                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| 3 1126 CB/STC 8" 0 100 0 0 64.00 SF 8.00 8.00 100 2006 2006 3 86 440                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| 4 0845 KOOL DECK 0 100 0 0 531.00 SF 7.25 7.25 100 2006 2006 3 86 3,311                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| 5 0910 SCRNM RM L 0 100 0 0 1,092.00 SF 15.00 15.00 100 2006 2006 3 24 3,931                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| 6 0861 POOL GUNIT 0 100 0 0 561.00 SF 85.00 85.00 100 2006 2006 3 40 19,074                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 34,690                                                                    |  |  |  |  |  |  |  |  |  |                                      |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 RES NATURAL 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 05/12/2019 BY KBA                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 |  |  |  |  |  |  |  |  |  | PRINTED 07/30/2025 BY SYS            |  |  |  |  |  |  |  |  |  |