

LOT 234
IN OR 1762/1591
NORTH HAMPTON PHASE 1 PB 6/215

CRISHER STANLEY J & ELIZABETH R
85723 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0234-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
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		

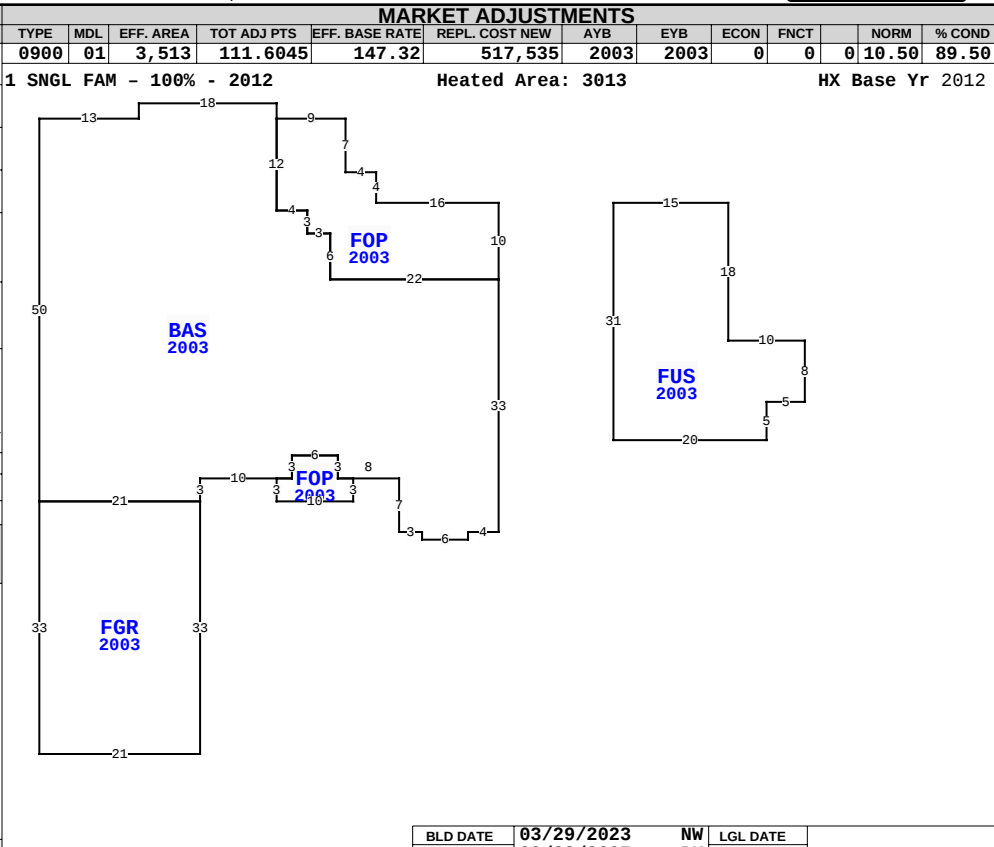
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,443	100	2003	2,443	322,113
FGR	693	55	2003	381	50,235
FOP	48	30	2003	14	1,845
FOP	351	30	2003	105	13,845
FUS	570	100	2003	570	75,155
TOTALS	4,105			3,513	463,194

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,498.00	SF	4.00	4.00	100	2003	2003	3	82	4,913	
3	0910	SCRN RM L	0	100	0	0	775.00	SF	15.00	15.00	100	2005	2005	3	22	2,558	
4	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2005	2005	3	36	9,792	
5	0845	KOOL DECK	0	100	0	0	455.00	SF	7.25	7.25	100	2005	2005	3	84	2,771	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
7	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2012	2012	3	92	1,196	

LAND DESCRIPTION		TOTAL OB/XF 24,680														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 03/29/2023 BY DJ



85723 BOSTICK WOOD DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW		LGL DATE	
XF DATE	09/28/2007	RK		LAND DATE	
INC DATE				AG DATE	

TOTAL OB/XF 24,680																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		463,194
TOTAL MARKET OB/XF VALUE		24,680
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		615,374
SOH/AGL Deduction		286,666
ASSESSED VALUE		328,708
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,986
TOTAL JUST VALUE		615,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25508	XFOB	400	01/01/2012
B0311209	NEW CONSTR	221,188	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1762/1591	10/10/2011	WD	U	I	12	275,000
GRANTOR: LUNA THOMAS D & JENNE						
GRANTEE: CRISHER STANLEY J &						
1427/0008	7/11/2006	WD	Q	I		465,000
GRANTOR: GIBBS JAMES R & AMY S						
GRANTEE: LUNA THOMAS D & JEN						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2003] W16 N4 W4 N7 W9 BAS=[YR=2003] N2 W18 S2 W13 S50
FGR=[YR=2003] S33 E21 N33 W21\$ E21 N3 E10 FOP=[YR=2003] S3
E10 N3 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E8 S7 E3 S1 E6 N1 E4 N33
W22 N6 W3 N3 W4 N12\$ S12 E4 S3 E3 S6 E22 N10\$ PTR=E15
FUS=[YR=2003] E15 S18 E10 S8 W5 S5 W20 N31\$ W15\$.

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