LOT 235
IN OR 1884/823
NORTH HAMPTON PHASE 1 PB 6/215

BINGHAM CHARLES S
85745 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0235-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

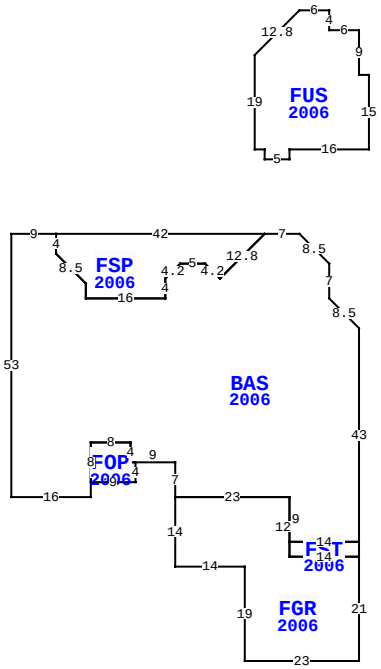
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,206	100	2006	3,206	415,622
FGR	787	55	2006	433	56,133
FOP	68	30	2006	20	2,593
FSP	366	40	2006	146	18,927
FST	42	55	2006	23	2,982
FUS	564	100	2006	564	73,116
TOTALS	5,033			4,392	569,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,392	107.9232	142.46	625,684	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 3770 HX Base Yr 2007



85745 BOSTICK WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		569,372
TOTAL MARKET OB/XF VALUE		51,823
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		748,695
SOH/AGL Deduction		359,036
ASSESSED VALUE		389,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,937
TOTAL JUST VALUE		748,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		723,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328064	SCRNENCL	21,833	12/01/2013
B1327957	SWIM POOL	30,100	11/01/2013
E16088	ELEC OTHER	1,500	11/01/2005
M10700	MECH OTHER	0	11/01/2005
P10290	OTHER	0	11/01/2005
C16245	CO ISSUED	520,840	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/0823	8/14/2013	QC	U	I	11	100
GRANTOR: BINGHAM CHARLES S & J						
GRANTEE: BINGHAM CHARLES S						
1421/0370	6/19/2006	WD	Q	I		526,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: BINGHAM CHARLES S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W42 BAS=[YR=2006] W9 S53 E16 N3 FOP=[YR=2006] E9 N4 W1 N4 W8 S8$ N8 E8 S4 E9 S7 FGR=[YR=2006] S14 E14 S19 E23 N21 FST=[YR=2006] N3 W14 S3 E14$ W14 N12 W23$ E23 S9 E14 N43 L6 U6 N7 U6 L6 W7 D9 L9 L3 U3 W5 D3 L3 S4 W16 N3 L6 U6 N4$ S4 D6 R6 S3 E16 N4 R3 U3 E5 D3 R3 R9 U9 $ PTR=N15 FUS=[YR=2006] N2 W2 N19 U9 R9 E6 S4 E6 S9 E2 S15 W16 S2 W5$ S15$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	0	1,393.00	SF	10.00	10.00	100	2006	2006	3	86	11,980	
3	0855	CONC PAVER	0	100	0	0	20.00	SF	10.00	10.00	100	2006	2006	3	86	172	
4	0810	CONCRETE A	0	100	3	1	3.00	SF	6.50	6.50	100	2006	2006	3	86	17	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2013	2013	3	68	24,276	
6	0910	SCRN RM L	0	100	0	0	966.00	SF	15.00	15.00	100	2013	2013	3	55	7,970	
7	0855	CONC PAVER	0	100	0	0	546.00	SF	10.00	10.00	100	2013	2013	3	93	5,078	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2013	2013	3	55	550	

LAND DESCRIPTION

TOTAL OB/XF 51,823

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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