LOT 236
NORTH HAMPTON PHASE 1 PB 6/215

DROMERHAUSER RICHARD & JANINE MARIE
85746 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0236-0000

BUILDING CHARACTERISTICS

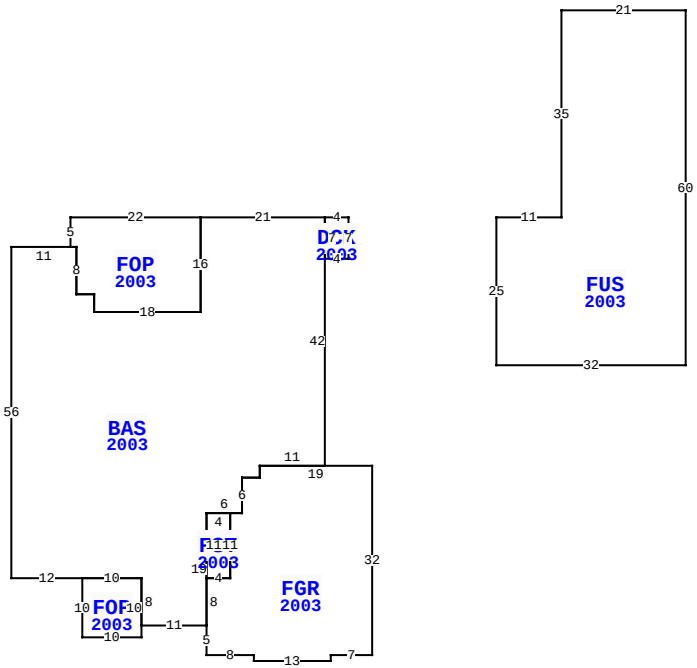
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	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	2,613	100	2003	2,613	338,490
DCK	28	10	2003	3	388
FGR	811	55	2003	446	57,775
FOP	100	30	2003	30	3,886
FOP	332	30	2003	100	12,954
FST	44	55	2003	24	3,109
FUS	1,535	100	2003	1,535	198,845
TOTALS	5,463			4,751	615,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,751	103.8450	137.08	651,267	2003	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2022 Heated Area: 4148 HX Base Yr 2022



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

85746 BOSTICK WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		615,447
TOTAL MARKET OB/XF VALUE		34,960
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		777,907
SOH/AGL Deduction		156,685
ASSESSED VALUE		621,222
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		565,500
TOTAL JUST VALUE		777,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007616	REPAIR/RRF	30,587	09/11/2020
B0210237	NEW CONSTR	295,980	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0809	11/30/2021	WD	Q	I	01	850,000
GRANTOR: GLASS RAYMOND L & JAC						
GRANTEE: DROMERHAUSER RICHAR						
2128/0301	6/12/2017	WD	Q	I	01	454,000
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: GLASS RAYMOND L & J						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2003] W4 BAS=[YR=2003] W21 FOP=[YR=2003] W22 S5 E1 S8 E3 S3 E18 N16$ S16 W18 N3 W3 N8 W11 S56 E12 FOP=[YR=2003] S10 E10 N10 W10$ E10 S8 E11 FGR=[YR=2003] S5 E8 S1 E13 N1 E7 N32 W19 S2 W3 S6 W2 FST=[YR=2003] W4 S11 E4 N11$ S11 W4 S8$ N19 E6 N6 E3 N2 E11 N42$ S7 E4 N7$ PTR=E25 FUS=[YR=2003] E11 N35 E21 S60 W32 N25$ W25$.

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	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	2,351.00	SF	4.00	4.00	100	2003	2003	3	82	7,711	
3	0861	POOL GUNIT	0	100	15	34	510.00	SF	85.00	85.00	100	2003	2003	3	29	12,572	
4	0910	SCRN RM L	0	100	17	53	901.00	SF	15.00	15.00	100	2003	2003	3	20	2,703	
5	0845	KOOL DECK	0	100	0	0	391.00	SF	7.25	7.25	100	2003	2003	3	82	2,324	
6	0920	CWALL-WD/M	0	100	0	0	80.00	LF	390.00	390.00	100	2003	2003	3	20	6,240	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 34,960

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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS