LOT 242
NORTH HAMPTON PHASE 1 PB 6/215

WELCH HAROLD J
85652 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0242-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

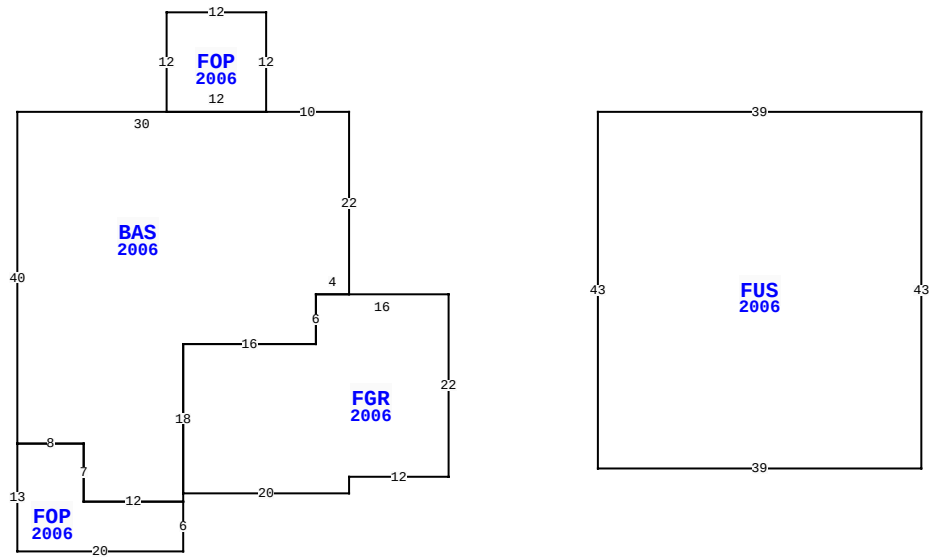
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	2006	1,420	184,565
FGR	648	55	2006	356	46,271
FOP	144	30	2006	43	5,589
FOP	176	30	2006	53	6,889
FUS	1,677	100	2006	1,677	217,969
TOTALS	4,065			3,549	461,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,549	108.2025	142.83	506,904	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 3097 HX Base Yr 2007



85652 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		461,283
TOTAL MARKET OB/XF VALUE		3,564
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		592,347
SOH/AGL Deduction		321,487
ASSESSED VALUE		270,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,138
TOTAL JUST VALUE		592,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11947	MECH OTHER	0	08/01/2006
P11417	OTHER	0	08/01/2006
C0618010	CO ISSUED	251,394	06/01/2006
B0618010	NEW CONSTR	251,394	06/01/2006
E0617574	ELEC OTHER	2,100	06/01/2006
R0609434	REPAIR/RRF	1,500	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1835	2/16/2024	QC	U	I	11	100
GRANTOR: WELCH STACY A						
GRANTEE: WELCH HAROLD J						
1469/0305	1/03/2007	WD	U	I	21	365,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WELCH HAROLD J & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] N12 W12 S12 E12 $ W30 S40
FOP=[YR=2006] S13 E20 N6 W12 N7 W8 $ E8 S7 E12 N1
FGR=[YR=2006] E20 N2 E12 N22 W16 S6 W16 S18 $ N18 E16 N6 E4
N22 $ PTR= E30 FUS=[YR=2006] E39 S43 W39 N43 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	2006	2006	3	86	3,564	

LAND DESCRIPTION

TOTAL OB/XF 3,564

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