LOT 243
IN OR 2238/16
NORTH HAMPTON PHASE 1 PB 6/215

GIADROSICH LINDA
85630 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0243-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

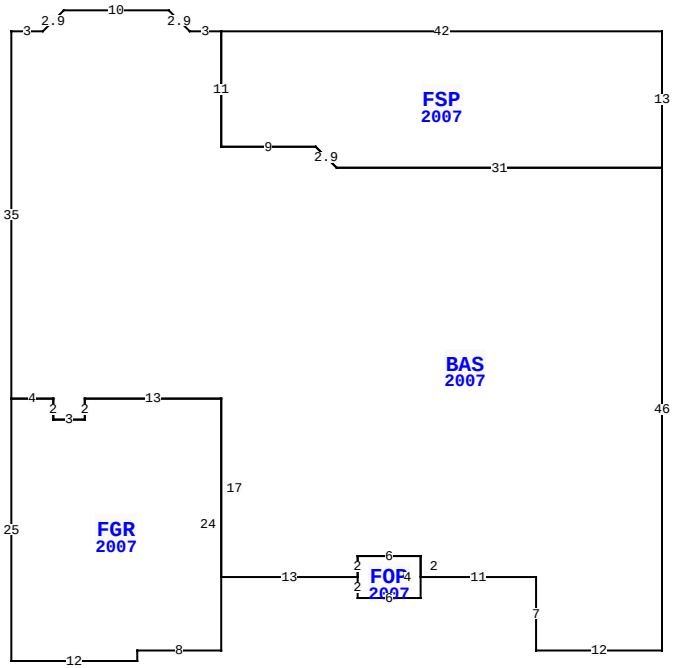
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2007	2,460	342,226
FGR	486	55	2007	267	37,144
FOP	24	30	2007	7	974
FSP	526	40	2007	210	29,214
TOTALS	3,496			2,944	409,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,944	115.1829	152.04	447,606	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2019 Heated Area: 2460 HX Base Yr 2019



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

85630 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		409,559
TOTAL MARKET OB/XF VALUE		4,475
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		541,534
SOH/AGL Deduction		223,227
ASSESSED VALUE		318,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,585
TOTAL JUST VALUE		541,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18812	ELEC OTHER	2,200	02/01/2007
M12719	TANKS/BLRS	0	02/01/2007
P12001	OTHER	0	01/01/2007
C18739	CO ISSUED	0	10/01/2006
B18739	NEW CONSTR	404,065	10/01/2006
R09835	REPAIR/RRF	1,500	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/0016	10/30/2018	WD	Q	I	01	340,000
GRANTOR: HELD TAMMY L & WILLIA						
GRANTEE: GIADROSICH LINDA						
1530/1061	10/15/2007	WD	Q	I		347,000
GRANTOR: OLIVER GRAEME & HUGH						
GRANTEE: HELD TAMMY L & WILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W42 BAS=[YR=2007] W3 L2 U2 W10 D2 L2 W3 S35 FGR=[YR=2007] S25 E12 N1 E8 N24 W13 S2 W3 N2 W4$ E4 S2 E3 N2 E13 S17 E13 FOP=[YR=2007] S2 E6 N4 W6 S2$ N2 E6 S2 E11 S7 E12 N46 W31 L2 U2 W9 N11$ S11 E9 D2 R2 E31 N13 $.

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	1,286.00	SF	4.00	4.00	100	2007	2007	3	87	4,475	

LAND DESCRIPTION

TOTAL OB/XF 4,475

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