LOT 246
IN OR 1506/1565
NORTH HAMPTON PHASE 1 PB 6/215

PRIESTMAN GEORGE P & HEIDI L
85564 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0246-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

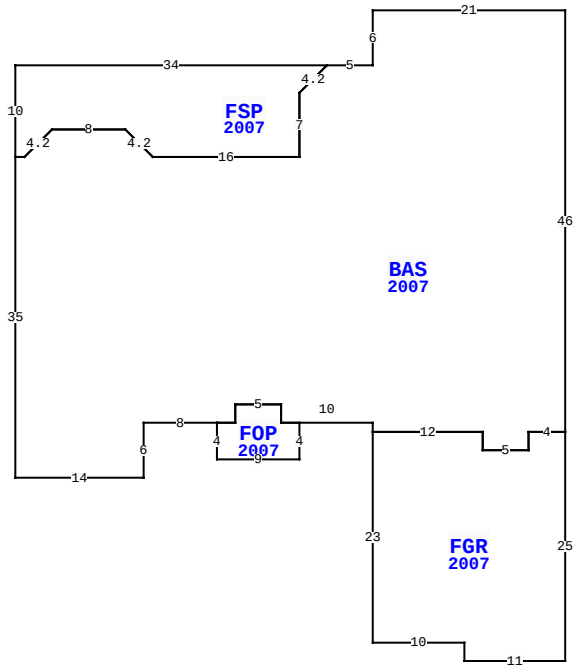
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,290	100	2007	2,290	339,572
FGR	495	55	2007	272	40,333
FOP	46	30	2007	14	2,076
FSP	282	40	2007	113	16,756
TOTALS	3,113			2,689	398,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,689	122.7744	162.06	435,779	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 2290 HX Base Yr 2020



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	06/27/2007	RK	LAND DATE
INC DATE			AG DATE

85564 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,738
TOTAL MARKET OB/XF VALUE		7,410
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		533,648
SOH/AGL Deduction		204,010
ASSESSED VALUE		329,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,916
TOTAL JUST VALUE		533,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11949	MECH OTHER	0	08/01/2006
P11367	OTHER	0	07/01/2006
E0617573	ELEC OTHER	1,900	06/01/2006
C17654	CO ISSUED	0	04/01/2006
R09219	REPAIR/RRF	1,500	04/01/2006
B17654	NEW CONSTR	375,790	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1565	6/20/2007	WD	Q	I		315,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PRIESTMAN GEORGE P						
1285/0901	1/04/2005	WD	U	V	21	790,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,224.00	SF	4.00	4.00	100	2007	2007	3	87	4,260	

BUILDING DIMENSIONS

BAS=[YR=2007] W21 S6 W5 FSP=[YR=2007] W34 S10 E1 U3 R3 E8 D3 R3 E16 N7 U3 R3 $ D3 L3 S7 W16 U3 L3 W8 D3 L3 W1 S35 E14 N6 E8 FOP=[YR=2007] S4 E9 N4 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E10 S1 FGR=[YR=2007] S23 E10 S2 E11 N25 W4 S2 W5 N2 W12 $ E12 S2 E5 N2 E4 N46 $.

LAND DESCRIPTION

TOTAL OB/XF 7,410

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 11/09/2020 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS