

LOT 249
IN OR 1475/239
NORTH HAMPTON PHASE 1 PB 6/215

MORICONI DAVID & GAJA
85506 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0249-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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	1,397	100	2007	1,397	187,354
FGR	711	55	2007	391	52,438
FOP	176	30	2007	53	7,108
FSP	120	40	2010	48	6,437
FUS	1,580	100	2007	1,580	211,897
USP	100	30	2010	30	4,023
USP	244	30	2013	73	9,791
TOTALS	4,328			3,572	479,046

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,572	111.0375	146.57	523,548	2007	2007	0	0	8.50 91.50
1 SNGL FAM - 100% - 2008						Heated Area: 2977		HX Base Yr 2008		
BLD DATE		03/29/2023			NW		LGL DATE			
XF DATE		11/26/2007			RK		LAND DATE			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				479,046			
TOTAL MARKET OB/XF VALUE				63,354			
TOTAL LAND VALUE - MARKET				127,500			
TOTAL MARKET VALUE				669,900			
SOH/AGL Deduction				305,345			
ASSESSED VALUE				364,555			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				313,833			
TOTAL JUST VALUE				669,900			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				648,614			

EXTRA FEATURES							85506 BOSTICK WOOD DR, FERNANDINA BEACH, FL 32110					INC DATE					AG DATE	
L N	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	1,155.00	SF	4.00	4.00	100	2007	2007	3	87	4,019		
3	0830	FLAGSTONE	0	100	0	0	20.00	SF	12.00	12.00	100	2015	2015	3	95	228		
4	0855	CONC PAVER	0	100	0	0	1,619.00	SF	10.00	10.00	100	2015	2015	3	95	15,381		
5	0462	ST/AL FNC	0	100	0	0	696.00	SF	10.00	10.00	100	2013	2013	3	68	4,733		
6	0861	POOL GUNIT	0	100	35	15	525.00	SF	85.00	85.00	100	2015	2015	3	75	33,469		
7	0835	QUARY TILE	0	100	0	0	189.00	SF	10.00	10.00	100	2015	2015	3	95	1,796		
8	1126	CB/STC 8"	0	100	19	4	76.00	SF	8.00	8.00	100	2015	2015	3	95	578		