LOT 250
IN OR 1424/986
NORTH HAMPTON PHASE 1 PB 6/215

DEXTER WAYNE & DIANA L
85490 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0250-0000

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

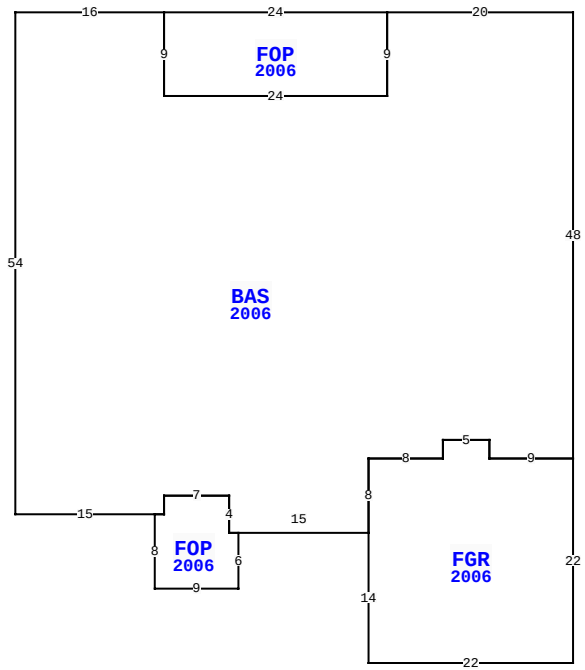
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,898	100	2006	2,898	394,786
FGR	494	55	2006	272	37,053
FOP	84	30	2006	25	3,406
FOP	216	30	2006	65	8,855
TOTALS	3,692			3,260	444,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,260	113.4084	149.70	488,022	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2898 HX Base Yr 2007



85490 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		444,100
TOTAL MARKET OB/XF VALUE		35,275
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		606,875
SOH/AGL Deduction		275,009
ASSESSED VALUE		331,866
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,144
TOTAL JUST VALUE		606,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18541	ADDITION	9,120	09/01/2006
B18296	SWIM POOL	55,000	08/01/2006
E16919	ELEC OTHER	2,200	03/01/2006
M11249	MECH OTHER	0	03/01/2006
P10695	OTHER	0	02/01/2006
C16418	CO ISSUED	435,550	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0986	6/29/2006	WD	Q	I		518,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DEXTER WAYNE & DIAN						
1285/0901	1/04/2005	WD	U	V	21	790,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] W24 S9 E24 N9$ S9 W24 N9 W16 S54 E15 FOP=[YR=2006] S8 E9 N6 W1 N4 W7 S2 W1$ E1 N2 E7 S4 E15 FGR=[YR=2006] S14 E22 N22 W9 N2 W5 S2 W8 S8$ N8 E8 N2 E5 S2 E9 N48$.

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	0811	CONCRETE B	0	100	0	0	821.00	SF	5.20	5.20	100	2006	2006	3	86	3,672	
2	0861	POOL GUNIT	0	100	0	0	459.00	SF	85.00	85.00	100	2007	2007	3	44	17,167	
3	0855	CONC PAVER	0	100	0	0	989.00	SF	10.00	10.00	100	2007	2007	3	87	8,604	
4	0910	SCRN RM L	0	100	0	0	1,440.00	SF	15.00	15.00	100	2007	2007	3	27	5,832	

LAND DESCRIPTION

TOTAL OB/XF 35,275

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