LOT 252
IN OR 2002/796
NORTH HAMPTON PHASE 1 PB 6/215

DAVIS EDWIN M & BARBARA S
85388 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0252-0000

BUILDING CHARACTERISTICS

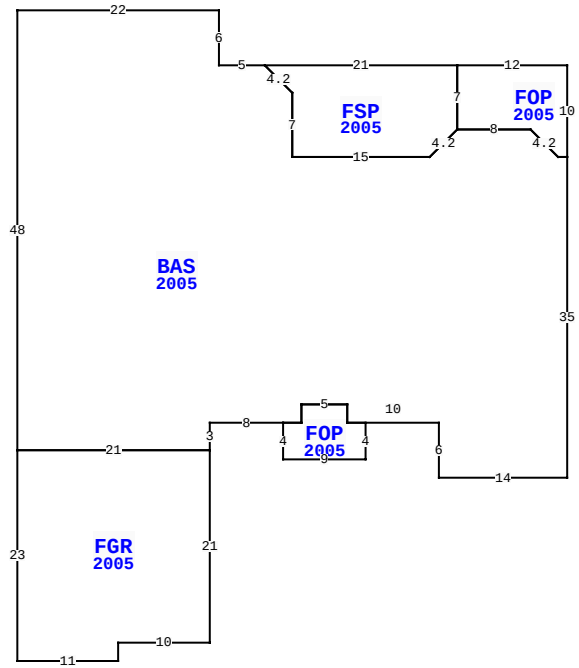
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,338	100	2005	2,338	326,291
FGR	463	55	2005	255	35,588
FOP	46	30	2005	14	1,954
FOP	92	30	2005	28	3,908
FSP	180	40	2005	72	10,048
TOTALS	3,119			2,707	377,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,707	116.8272	154.21	417,446	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2016 Heated Area: 2338 HX Base Yr 2016



85388 BOSTICK WOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,789
TOTAL MARKET OB/XF VALUE		6,951
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		512,240
SOH/AGL Deduction		204,452
ASSESSED VALUE		307,788
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,066
TOTAL JUST VALUE		512,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10452	MECH OTHER	0	10/01/2005
E15526	ELEC OTHER	1,900	08/01/2005
P09847	OTHER	0	08/01/2005
R08000	REPAIR/RRF	1,500	08/01/2005
B15720	NEW CONSTR	340,697	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/0796	9/10/2015	WD	Q	I	02	285,000
GRANTOR: BUX CHRISTOPHER & PAT						
GRANTEE: DAVIS EDWIN M & BAR						
1377/1294	12/30/2005	WD	Q	I		360,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BUX CHRISTOPHER & P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] N10W12S7E8 D3 R3 E1$ BAS=[YR=2005] W1 U3 L3 W8FSP=[YR=2005] N7 W21 D3 R3 S7E15 U3 R3 $ D3 L3 W15 N7 U3 L3 W5N6W22S48FGR=[YR=2005] S23 E11N2E10N21W21$E21N3E8FOP=[YR=2005] S4E9N4W2N2W5S2W2$E2N2E5S2E10S6 E14N35$.

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	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,152.00	SF	4.00	4.00	100	2005	2005	3	84	3,871	

LAND DESCRIPTION

TOTAL OB/XF 6,951

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