LOT 253
NORTH HAMPTON PHASE 1 PB 6/215

MONFORE FAMILY TRUST/MONFORE KENNETH E III TRUSTEE
1662 N LAUREL AVE
UPLAND, CA 91784

2025

12-2N-27-1460-0253-0000

BUILDING CHARACTERISTICS

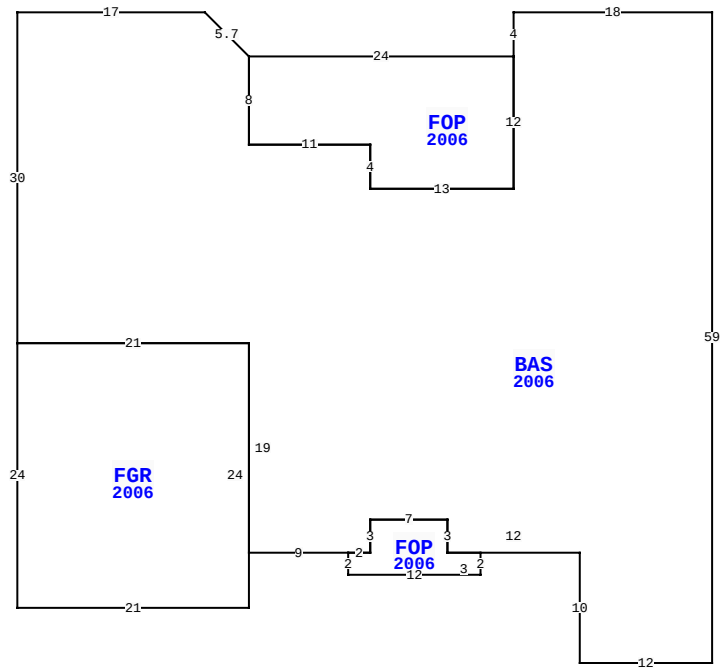
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,439	100	2006	2,439	339,315
FGR	504	55	2006	277	38,537
FOP	45	30	2006	14	1,947
FOP	244	30	2006	73	10,156
TOTALS	3,232			2,803	389,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,803	115.8192	152.88	428,523	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2439 HX Base Yr



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

85368 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	389,956
TOTAL MARKET OB/XF VALUE	5,679
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	523,135
SOH/AGL Deduction	97,180
ASSESSED VALUE	425,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,955
TOTAL JUST VALUE	523,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17117	ELEC OTHER	2,100	04/01/2006
M11395	MECH OTHER	0	04/01/2006
P10895	OTHER	0	03/01/2006
C16343	CO ISSUED	397,965	10/01/2005
R08422	REPAIR/RRF	1,500	10/01/2005
B16343	NEW CONSTR	397,965	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0345	8/09/2019	WD	U	I	11	100
GRANTOR: MONFORE KEN & MANDY						
GRANTEE: MONFORE FAMILY TRUS						
1428/1717	7/18/2006	WD	Q	I		402,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MONFORE KEN & MANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 S4 FOP=[YR=2006] W24 S8 E11 S4 E13 N12$ S12 W13 N4 W11 N8 U4 L4 W17 S30 FGR=[YR=2006] S24 E21 N24 W21$ E21 S19 E9 FOP=[YR=2006] S2 E12 N2 W3 N3 W7 S3 W2$ E2 N3 E7 S3 E12 S10 E12 N59$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	0	0	0	782.00	SF	5.20	5.20	100	2006	2006	3	86	3,497	
3	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2006	2006	3	86	402	

LAND DESCRIPTION

TOTAL OB/XF 5,679

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	0		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