LOT 254
IN OR 2140/180
NORTH HAMPTON PHASE 1 PB 6/215

GAUGHEN FAMILY TRUST/GAUGHEN FRANCIS X TRUSTEE
85352 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0254-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

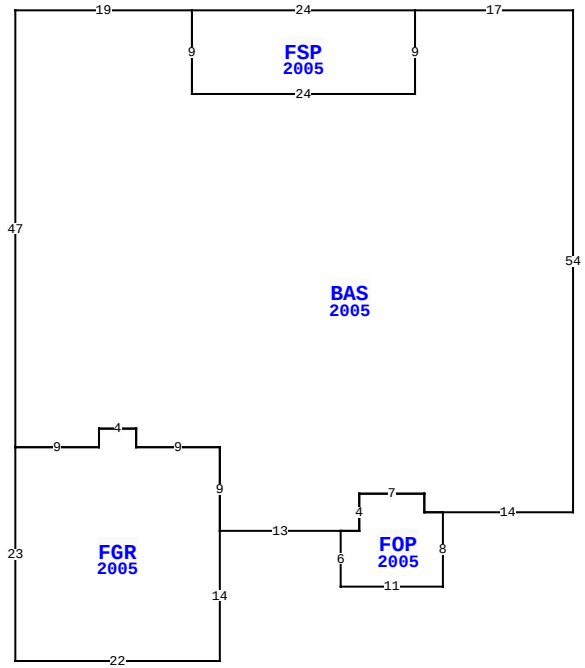
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,878	100	2005	2,878	388,741
FGR	514	55	2005	283	38,226
FOP	98	30	2005	29	3,917
FSP	216	40	2005	86	11,617
TOTALS	3,706			3,276	442,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,276	110.0274	145.24	475,806	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2018 Heated Area: 2878 HX Base Yr 2018



85352 BOSTICK WOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,500
TOTAL MARKET OB/XF VALUE		9,065
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		579,065
SOH/AGL Deduction		241,145
ASSESSED VALUE		337,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,198
TOTAL JUST VALUE		579,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008252	FULL REMODEL OF (	80,000	07/15/2024
M10451	MECH OTHER	0	10/01/2005
E15826	ELEC OTHER	1,900	09/01/2005
P09846	OTHER	0	08/01/2005
R08001	REPAIR/RRF	1,500	08/01/2005
B15721	NEW CONSTR	380,215	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/0180	8/14/2017	WD	Q	I	01	398,000
GRANTOR: MILLER JOHN DOUGLAS &						
GRANTEE: GAUGHEN FAMILY TRUS						
1876/0612	8/27/2013	WD	Q	I	02	290,000
GRANTOR: WOMBLES TIMOTHY S & C						
GRANTEE: MILLER JOHN DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W17 S9 W24 N9 W19 S47 E9 N2 E4 S2 E9 S9 E13 E2 N4 E7 S2 E2 E14 N54 $
FGR=[YR=2005;ORIG=-60,47] S23 E22 N14 N9 W9 N2 W4 S2 W9 $
FSP=[YR=2005;ORIG=-17,0] W24 S9 E24 N9 $
FOP=[YR=2005;ORIG=-25,56] S6 E11 N8 W2 N2 W7 S4 W2 $
.

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	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2005	2005	3	84	2,660	
3	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2025	2015		95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 9,065

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 12/26/2024 BY KWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS