LOT 255
NORTH HAMPTON PHASE 1 PB 6/215

SHUSTER ARTHUR & THERESA
85336 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0255-0000

BUILDING CHARACTERISTICS

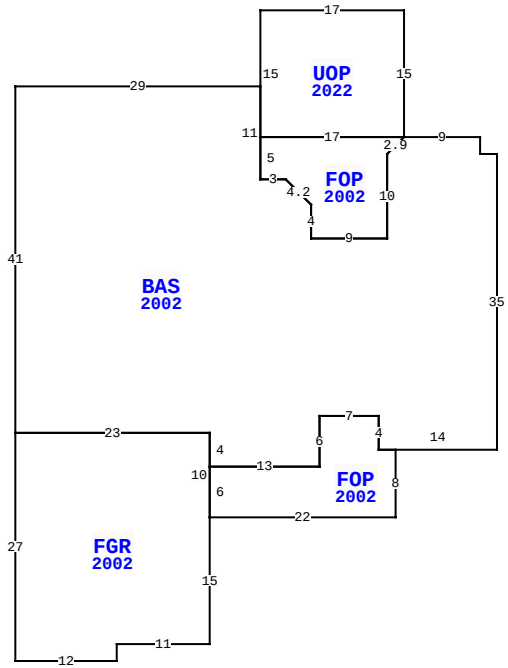
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,087	100	2002	2,087	282,237
FGR	599	55	2002	329	44,493
FOP	145	30	2002	44	5,951
FOP	178	30	2002	53	7,167
UOP	255	20	2022	51	6,897
TOTALS	3,264			2,564	346,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,564	115.1136	151.95	389,600	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2025 Heated Area: 2087 HX Base Yr 2025



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

85336 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		346,744
TOTAL MARKET OB/XF VALUE		12,074
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		486,318
SOH/AGL Deduction		0
ASSESSED VALUE		486,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		435,596
TOTAL JUST VALUE		486,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012550	ADDITION	4,300	12/09/2019
B0209884	NEW CONSTR	160,840	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1081	4/23/2024	WD	Q	I	01	585,000
GRANTOR: HASTINGS STEVE M & JO						
GRANTEE: SHUSTER ARTHUR & TH						
1238/0298	6/16/2004	WD	Q	I		259,900
GRANTOR: ALTMAN HOMES INC						
GRANTEE: HASTINS STEVE M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W9 UOP=[YR=2022] N15 W17 S15 E17$ FOP=[YR=2002] W17 S5 E3 D3 R3 S4 E9 N10 U2 R2 $ D2 L2 S10 W9 N4 U3 L3 W3 N11 W29 S41 FGR=[YR=2002] S27 E12 N2 E11 N15 FOP=[YR=2002] E22 N8 W2 N4 W7 S6W13 S6$ N10 W23$ E23 S4 E13 N6 E7 S4 E14 N35 W2 N2$.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	906.00	SF	5.20	5.20	100	2002	2002	3	80	3,769	
3	0810	CONCRETE A	0	100	17	15	255.00	SF	6.50	6.50	100	2010	2010	3	90	1,492	
4	0911	SCRN RM A	0	100	15	17	255.00	SF	17.50	17.50	100	2020	2020	3	86	3,838	

LAND DESCRIPTION

TOTAL OB/XF 12,074

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS