LOT 256
IN OR 1392/274
NORTH HAMPTON PHASE 1 PB 6/215

WOODSIDE MICHAEL & PAULA
85318 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0256-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

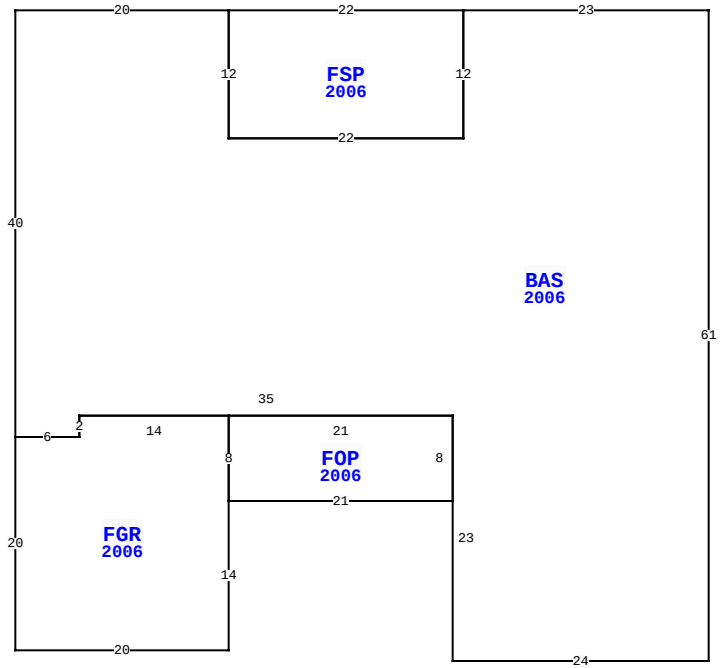
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,770	100	2006	2,770	372,849
FGR	428	55	2006	235	31,632
FOP	168	30	2006	50	6,730
FSP	264	40	2006	106	14,268
TOTALS	3,630			3,161	425,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,161	109.0614	143.96	455,058	2006	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2007 Heated Area: 2770 HX Base Yr 2007



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

85318 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		425,479
TOTAL MARKET OB/XF VALUE		5,579
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		558,558
SOH/AGL Deduction		280,281
ASSESSED VALUE		278,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,555
TOTAL JUST VALUE		558,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009270	REPAIR/RRF	24,300	10/05/2020
B15503	NEW CONSTR	410,696	01/30/2006
E16234	ELEC OTHER	1,950	11/01/2005
M10656	MECH OTHER	0	11/01/2005
P09685	OTHER	0	07/01/2005
R07827	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1392/0274	2/28/2006	WD	Q	I		410,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WOODSIDE MICHAEL &						
1259/1929	9/17/2004	WD	U	V	19	548,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] W22 S12 E22 N12$ S12 W22 N12 W20 S40 FGR=[YR=2006] S20 E20 N14 FOP=[YR=2006] E21 N8 W21 S8$ N8 W14 S2 W6$ E6 N2 E35 S23 E24 N61$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	2006	2006	3	86	3,296	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2006	2006	3	86	503	

LAND DESCRIPTION

TOTAL OB/XF 5,579

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 06/01/2021 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS