LOT 257
IN OR 1412/1913
NORTH HAMPTON PHASE 1 PB 6/215

MCKINNEY NAOMI
85304 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0257-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

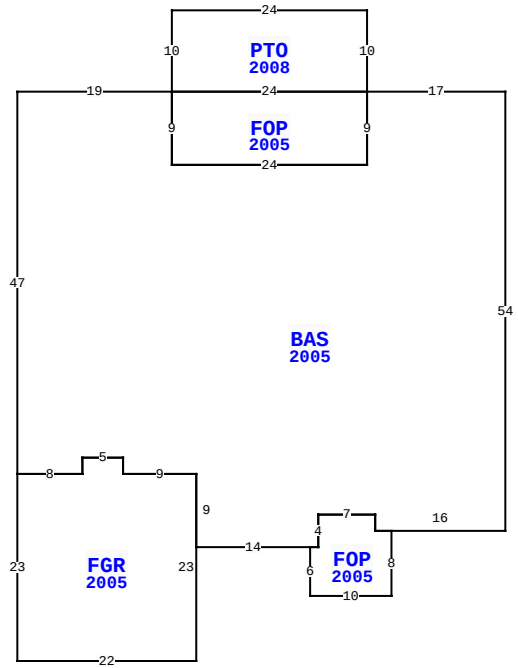
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,876	100	2005	2,876	388,470
FGR	516	55	2005	284	38,361
FOP	92	30	2005	28	3,782
FOP	216	30	2005	65	8,780
PTO	240	5	2008	12	1,621
TOTALS	3,940			3,265	441,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,265	110.0274	145.24	474,209	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2008 Heated Area: 2876 HX Base Yr 2008



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	11/26/2019	KKA	LAND DATE 11/26/2019 KKA
INC DATE			AG DATE

85304 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		441,014
TOTAL MARKET OB/XF VALUE		8,197
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		576,711
SOH/AGL Deduction		281,632
ASSESSED VALUE		295,079
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,357
TOTAL JUST VALUE		576,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21778	REMODEL	6,000	08/01/2008
M10197	MECH OTHER	0	08/01/2005
P0509601	OTHER	0	06/01/2005
E0515209	ELEC OTHER	1,900	06/01/2005
R0507667	REPAIR/RRF	1,500	05/01/2005
B0515282	NEW CONSTR	410,646	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/1913	5/18/2006	WD	Q	I		425,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCKINNEY NAOMI						
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=2005] W17 PTO=[YR=2008] N10 W24 S10 E24$
FOP=[YR=2005] W24 S9 E24N9$ S9 W24 N9 W19 S47 FGR=[YR=2005]
S23 E22 N23 W9 N2 W5 S2 W8$ E8N2 E5 S2 E9 S9 E14
FOP=[YR=2005] S6 E10 N8 W2 N2 W7 S4 W1$ E1 N4 E7 S2 E16 N54$.

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	916.00	SF	5.20	5.20	100	2005	2005	3	84	4,001	
3	0910	SCRN RM L	0	100	10	24	240.00	SF	15.00	15.00	100	2008	2008	3	31	1,116	

LAND DESCRIPTION

TOTAL OB/XF 8,197

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 11/26/2019 BY KKA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS