LOT 259
IN OR 2089/330
NORTH HAMPTON PHASE 1 PB 6/215

CAHILL DANIEL R JR & CARRIE F
85278 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0259-0000

BUILDING CHARACTERISTICS

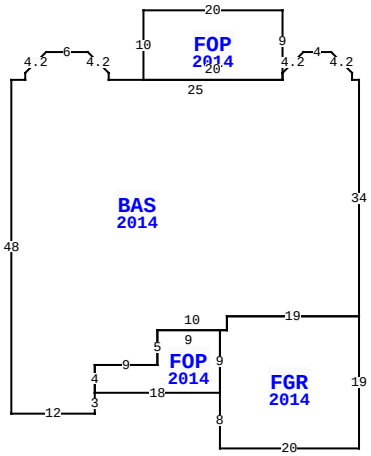
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

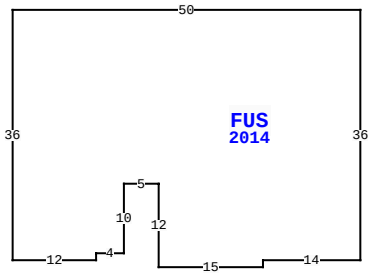
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2014	2,021	270,463
FGR	378	55	2014	208	27,836
FOP	117	30	2014	35	4,684
FOP	200	30	2014	60	8,029
FUS	1,756	100	2014	1,756	235,000
TOTALS	4,472			4,080	546,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,080	106.7220	140.87	574,750	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2017 Heated Area: 3777 HX Base Yr 2017





85278 BOSTICK WOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		546,012
TOTAL MARKET OB/XF VALUE		9,358
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		682,870
SOH/AGL Deduction		295,928
ASSESSED VALUE		386,942
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,220
TOTAL JUST VALUE		682,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327619	CO ISSUED	0	03/20/2014
B1327619	NEW CONSTR	525,122	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0330	12/09/2016	QC	U	I	11	147,600
GRANTOR: CAHILL DANIEL R JR						
GRANTEE: CAHILL DANIEL R JR						
1067/0666	7/09/2002	WD	Q	V		60,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: CAHILL DANIEL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W1 N1 U3 L3 W4 D3 L3 FOP=[YR=2014] N9 W20 S10 E20 N1 $ S1 W25 N1 U3 L3 W6 D3 L3 S1 W2 S48 E12 N3 FOP=[YR=2014] E18 FGR=[YR=2014] S8 E20 N19W19 S2 W1 S9 $ N9 W9 S5 W9 S4 $ N4 E9 N5 E10 N2 E19 N34 $ PTR= E30
FUS=[YR=2014] E50 S36 W14 S1 W15 N12 W5 S10 W4 S1 W12 N36 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	1,227.00	SF	5.20	5.20	100	2014	2014	3	94	5,998	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 9,358

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS