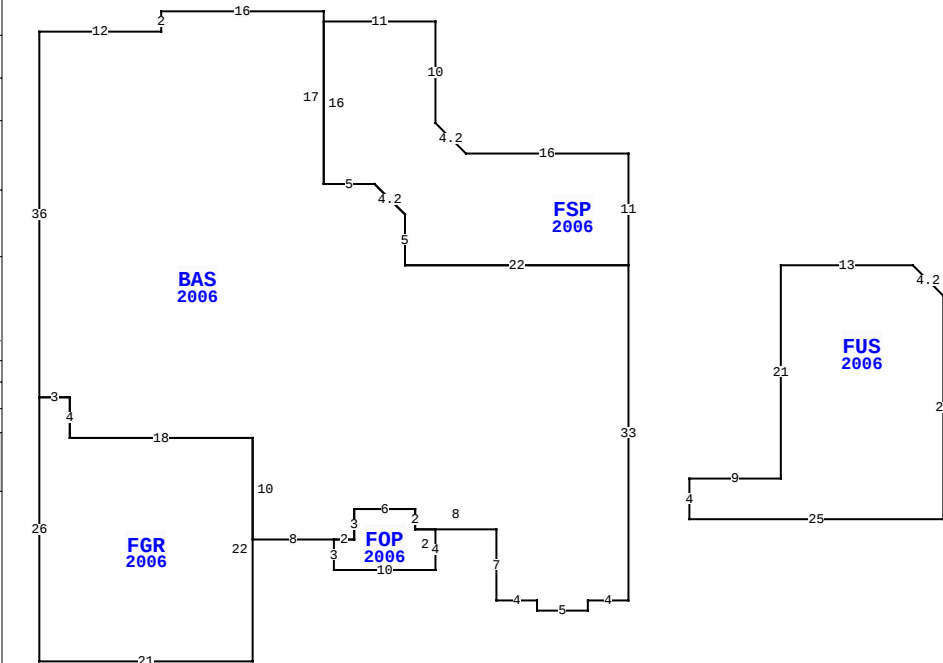


MILLER CHARLES D & CHERI L
85136 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0263-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																																								
Exterior Wall		16	WD FR STUC 100							0900	01	3,012	110.1240	145.36	437,824	2006	2011	0	0	0	0	6.50	93.50	VALUATION BY		STANDARD																																					
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2018														Heated Area: 2569														HX Base Yr 2018																									
Roof Cover		03	COMP SHNGL 100																																	BUILDING MARKET VALUE														409,365													
Interior Wall		05	DRYWALL 100																																	TOTAL MARKET OB/XF VALUE														75,594													
Interior Floo		12	HARDWOOD 60																																	TOTAL LAND VALUE - MARKET														127,500													
Interior Floo		14	CARPET 40																																	TOTAL MARKET VALUE														612,459													
Air Condition		03	CENTRAL 100																																	SOH/AGL Deduction														276,633													
Heating Type		04	AIR DUCTED 100																																	ASSESSED VALUE														335,826													
Bedrooms			3 100																																	TOTAL EXEMPTION VALUE														HX HB 50,722													
Bathrooms			3 100																																	BASE TAXABLE VALUE														285,104													
Frame		02	WOOD FRAME 100																																	TOTAL JUST VALUE														612,459													
Stories		1.5	1.5 100																																	NCON VALUE														0													
Units			0 100							INCOME VALUE																																																					
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE														595,215																																							
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	2,137	100	2006	2,137	290,443																																																										
FGR	474	55	2006	261	35,473																																																										
FOP	50	30	2006	15	2,038																																																										
FSP	418	40	2006	167	22,697																																																										
FUS	432	100	2006	432	58,714																																																										
TOTALS		3,511			3,012	409,365																																																									
EXTRA FEATURES										85136 BOSTICK WOOD DR, FERNADINA BEACH																																																					
L N	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	BLD DATE 03/29/2023 NW LGL DATE																																														
1	0812	CONCRETE C	0 100	0	0	1,423.00	SF	4.00	4.00	100	2006	2006	3	86	4,895		XF DATE																																														
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780		LAND DATE																																														
3	0462	ST/AL FNC	0 100	0	0	704.00	SF	10.00	10.00	100	2020	2020	3	90	6,336		AG DATE																																														
4	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855																																																
5	0861	POOL GUNIT	0 100	27	15	405.00	SF	85.00	85.00	100	2020	2020	3	90	30,983																																																
6	0911	SCRN RM A	0 100	0	0	1,324.00	SF	17.50	17.50	100	2020	2020	3	86	19,926																																																
7	0855	CONC PAVER	0 100	0	0	1,104.00	SF	10.00	10.00	100	2020	2020	3	98	10,819																																																
LAND DESCRIPTION										TOTAL OB/XF										75,594																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		09/24/2020		BY	NW		Total Acres: 0.00			Total Land Value: 127,500			Market: 0			Agricultural: 0			Common: 127,500			PRINTED 07/30/2025 BY SYS																																									