LOT 266
IN OR 2024/1896
NORTH HAMPTON PHASE 1 PB 6/215

JUNAK FAMILY TRUST/JUNAK GEORGE TRUSTEE
85478 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0266-0000

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		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

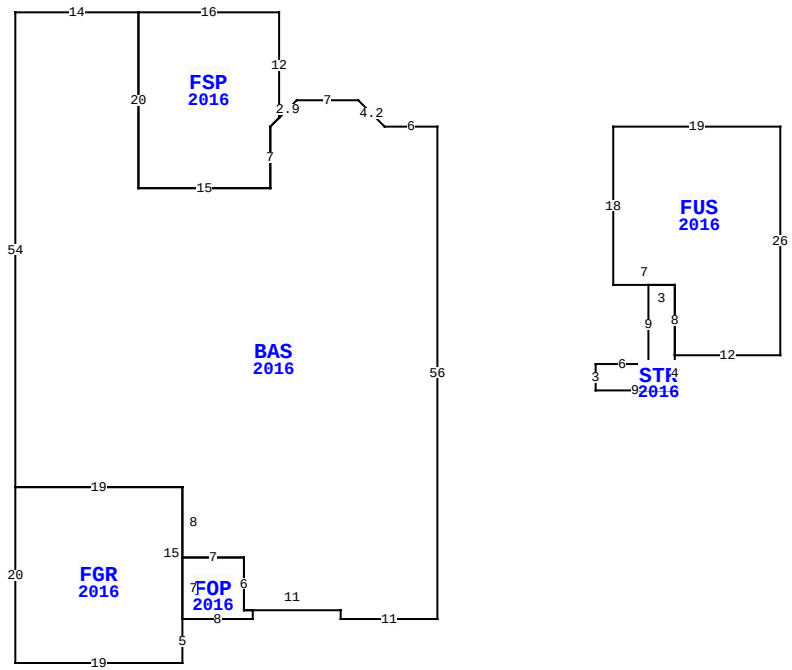
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100	2016	2,450	355,387
FGR	380	55	2016	209	30,317
FOP	50	30	2016	15	2,176
FSP	313	40	2016	125	18,132
FUS	438	100	2016	438	63,535
STR	54	10	2016	5	726
TOTALS	3,685			3,242	470,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,242	114.4710	151.10	489,866	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 0% - 0 Heated Area: 2888 HX Base Yr



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

85088 BOSTICK WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	470,271
TOTAL MARKET OB/XF VALUE	3,688
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	601,459
SOH/AGL Deduction	121,402
ASSESSED VALUE	480,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,057
TOTAL JUST VALUE	601,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	578,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530802	CO ISSUED	0	01/22/2016
B1530802	NEW CONSTR	351,459	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2024/1896	1/18/2016	WD	Q	I	01	318,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JUNAK FAMILY TRUST						
1988/0135	6/25/2015	WD	U	V	30	770,000
GRANTOR: DFH LAND LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W6 U3 L3 W7 D2 L2 FSP=[YR=2016] N12 W16 S20 E15 N7 R1 U1 $ L1 D1 S7 W15 N20 W14 S54 FGR=[YR=2016] S20 E19 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$ PTR= E20 FUS=[YR=2016] E19 S26 W12 STR=[YR=2016] S4 W9 N3 E6 N9 E3 S8$ N8 W7 N18$ W20$.

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	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	2016	2016	3	95	408	
2	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2016	2016	3	95	3,280	

LAND DESCRIPTION

TOTAL OB/XF 3,688

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	0		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