LOT 269
NORTH HAMPTON PHASE 1 PB 6/215

BERNI NICOLA
85079 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0269-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

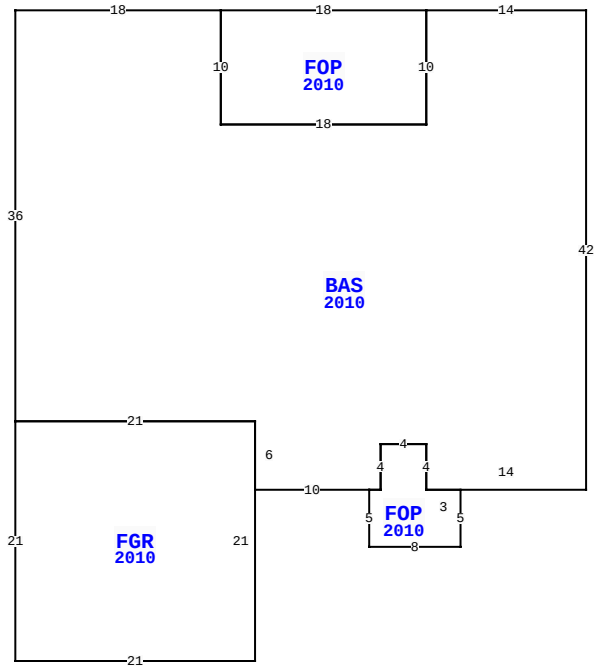
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	2010	1,778	271,192
FGR	441	55	2010	243	37,064
FOP	56	30	2010	17	2,593
FOP	180	30	2010	54	8,236
TOTALS	2,455			2,092	319,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,092	123.5829	163.13	341,268	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 2023 Heated Area: 1778 HX Base Yr



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

85048 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,086
TOTAL MARKET OB/XF VALUE	3,164
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	449,750
SOH/AGL Deduction	0
ASSESSED VALUE	449,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,750
TOTAL JUST VALUE	449,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23735	CO ISSUED	0	01/13/2011
E22927	NEW CONSTR	0	09/01/2010
M15589	H/AC	0	08/01/2010
P14388	NEW CONSTR	0	08/01/2010
E22767	NEW CONSTR	0	07/01/2010
B23735	NEW CONSTR	189,715	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0477	6/16/2022	WD	Q	I	01	407,000
GRANTOR: UDREA CRISTINA &						
GRANTEE: BERNI NICOLA						
1884/1397	10/04/2013	WD	Q	I	02	200,000
GRANTOR: MILLER ARNOLD D & MAR						
GRANTEE: UDREA CRISTINA & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 FOP=[YR=2010] W18 S10 E18 N10 $ S10 W18 N10 W18 S36 FGR=[YR=2010] S21 E21 N21 W21 $ E21 S6 E10 FOP=[YR=2010] S5 E8 N5 W3 N4 W4 S4 W1 $ E1 N4 E4 S4 E14 N42 $.

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	0	0	0	676.00	SF	5.20	5.20	100	2010	2010	3	90	3,164	

LAND DESCRIPTION

TOTAL OB/XF 3,164

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS