LOT 270
IN OR 2293/1379
NORTH HAMPTON PHASE 1 PB 6/215

HAMILL MICHAEL N & KRISTEN A
85032 BOSTICK WOOD DR
FERNANDINA, FL 32034

**2025**

**12-2N-27-1460-0270-0000**

## 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 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

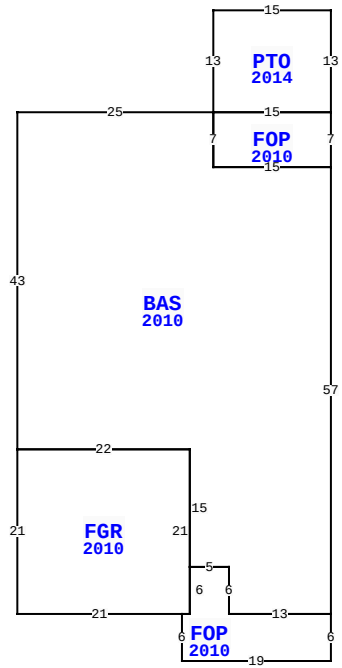
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,963 | 100 | 2010 | 1,963 | 300,401 |
| FGR | 462 | 55 | 2010 | 254 | 38,870 |
| FOP | 105 | 30 | 2010 | 32 | 4,897 |
| FOP | 144 | 30 | 2010 | 43 | 6,581 |
| PTO | 195 | 5 | 2014 | 10 | 1,531 |
| TOTALS | 2,869 | | | 2,302 | 352,278 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,302 | 123.9945 | 163.67 | 376,768 | 2010 | 2010 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 100% - 2020 Heated Area: 1963 HX Base Yr 2020




85032 BOSTICK WOOD DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 352,278 |
| TOTAL MARKET OB/XF VALUE | | 10,319 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 490,097 |
| SOH/AGL Deduction | | 200,576 |
| ASSESSED VALUE | | 289,521 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 238,799 |
| TOTAL JUST VALUE | | 490,097 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 473,532 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428191 | SCRNRM | 3,150 | 01/01/2014 |
| B23734 | CO ISSUED | 0 | 12/09/2010 |
| E22926 | NEW CONSTR | 0 | 09/01/2010 |
| M15590 | H/AC | 0 | 08/01/2010 |
| P14389 | NEW CONSTR | 0 | 08/01/2010 |
| E22766 | NEW CONSTR | 0 | 07/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2293/1379 | 7/26/2019 | WD | Q | I | 01 | 312,500 |
| GRANTOR: CHESTER JOHN J JR & A | | | | | | |
| GRANTEE: HAMILL MICHAEL N & | | | | | | |
| 1947/1071 | 11/14/2014 | WD | Q | I | 01 | 242,000 |
| GRANTOR: LAWRENCE DALE & DEBRA | | | | | | |
| GRANTEE: CHESTER JOHN JOSEPH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2014] N13 W15 S13 E15$ FOP=[YR=2010] W15
BAS=[YR=2010] W25 S43 FGR=[YR=2010] S21 E21 FOP=[YR=2010]
S6 E19 N6 W13 N6 W5 S6 W1 $ E1 N21 W22 $ E22 S15 E5 S6 E13
N57 W15 N7 $ S7 E15 N7 $.

## 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 | 635.00 | SF | 5.20 | 5.20 | 100 | 2010 | 2010 | 3 | 90 | 2,972 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 518.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 94 | 3,165 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 270.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 71 | 1,917 | |
| 4 | 0910 | SCRN RM L | 0 | 100 | 13 | 15 | 195.00 | SF | 15.00 | 15.00 | 100 | 2014 | 2014 | 3 | 60 | 1,755 | |
| 5 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2014 | 2014 | 3 | 85 | 510 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,319

| 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 | 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 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS