LOT 271
NORTH HAMPTON PHASE 1 PB 6/215

BUCHANAN LEE ANN D REVOCABLE TRUST/BUCHANAN LEE AN
85020 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0271-0000

BUILDING CHARACTERISTICS

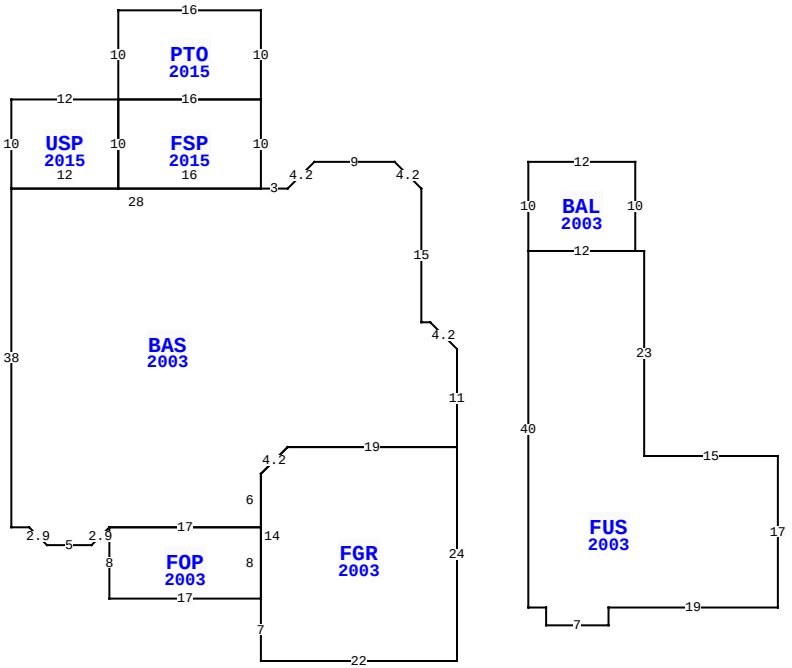
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAL	120	15	2003	18	2,570
BAS	1,692	100	2003	1,692	241,544
FGR	524	55	2003	288	41,114
FOP	136	30	2003	41	5,853
FSP	160	40	2015	64	9,137
FUS	789	100	2003	789	112,635
PTO	160	5	2015	8	1,142
USP	120	30	2015	36	5,139
TOTALS	3,701			2,936	419,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,936	117.5517	155.17	455,579	2003	2008	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 2025 Heated Area: 2481 HX Base Yr



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

85020 BOSTICK WOOD DR, FERNANDINA BEACH

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	0	0	742.00	SF	6.50	6.50	100	2003	2003	3	82	3,955	
2	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	2005	2005	3	84	1,747	
3	0462	ST/AL FNC	0	0	0	0	240.00	SF	10.00	10.00	100	2005	2005	3	36	864	
4	0911	SCRN RM A	0	0	16	10	160.00	SF	17.50	17.50	100	2012	2012	3	50	1,400	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	419,133
TOTAL MARKET OB/XF VALUE	7,966
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	554,599
SOH/AGL Deduction	0
ASSESSED VALUE	554,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,599
TOTAL JUST VALUE	554,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210431	NEW CONSTR	180,671	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1816	1/25/2024	WD	Q	I	02	605,000
GRANTOR: YOKOM DAVID						
GRANTEE: BUCHANAN LEE ANN D						
1522/0213	8/29/2007	QC	Q	I	06	108,000
GRANTOR: YOKOM DAVID P & TONIA						
GRANTEE: YOKOM DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W9 L3 D3 W3 FSP=[YR=2015] N10 PTO=[YR=2015] N10 W16 S10 USP=[YR=2015] W12 S10 E12 N10$ E16$ W16 S10 E16$ W28 S38 E2 R2 D2 E5 U2 R2 FOP=[YR=2003] S8 E17 FGR=[YR=2003] S7 E22 N24 W19 D3 L3 S14$ N8 W17$ E17 N6 U3 R3 E19 N11 L3 U3 W1 N15 L3 U3 $ PTR=E15 BAL=[YR=2003] E12 S10 FUS=[YR=2003] E1 S23 E15 S17 W19 S2 W7 N2 W2 N40 E12$ W12 N10$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 7,966

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