LOT 280
NORTH HAMPTON PHASE 1 PB 6/215

SMITH GEORGE S & CHRISTINE L
85013 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0280-0000

BUILDING CHARACTERISTICS

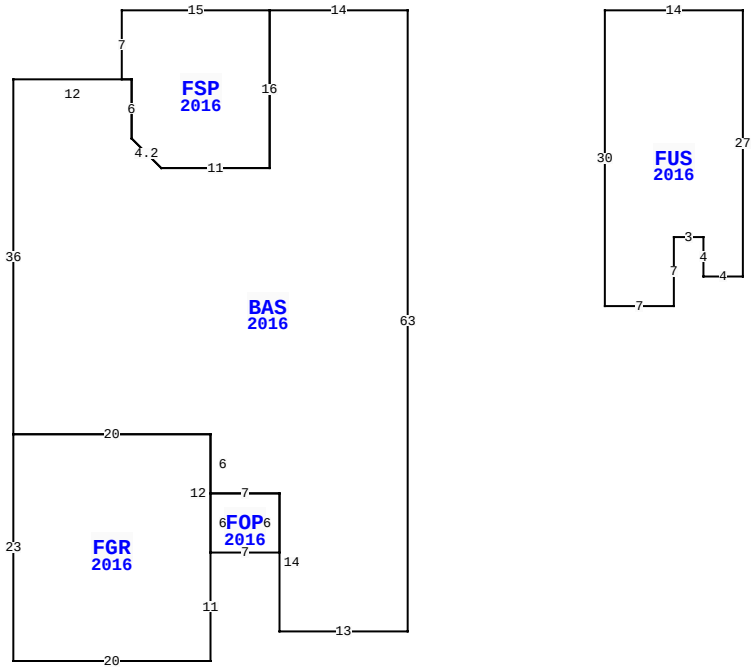
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,719	100	2016	1,719	258,679
FGR	460	55	2016	253	38,072
FOP	42	30	2016	13	1,956
FSP	227	40	2016	91	13,694
FUS	387	100	2016	387	58,237
TOTALS	2,835			2,463	370,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,463	118.1376	155.94	384,080	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2025 Heated Area: 2106 HX Base Yr 2025



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

85013 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		370,637
TOTAL MARKET OB/XF VALUE		3,432
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		501,569
SOH/AGL Deduction		0
ASSESSED VALUE		501,569
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		445,847
TOTAL JUST VALUE		501,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531209	CO ISSUED	0	02/10/2016
B1531209	2016	263,284	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0960	5/13/2020	WD	Q	I	01	310,000
GRANTOR: LE HUNG & ZENGZHEN HU						
GRANTEE: SMITH GEORGE STEPHE						
2037/1491	2/12/2016	WD	U	I	11	243,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LE HUNG & ZENGZHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FSP=[YR=2016] W15 S7 E1 S6 D3 R3 E11 N16$ S16 W11 U3 L3 N6 W12 S36 FGR=[YR=2016] S23 E20 N11 FOP=[YR=2016] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 $ PTR= E20 FUS=[YR=2016] E14 S27 W4 N4 W3 S7 W7 N30$ W20$.

EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2016	2016	3	95	389	
2	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100	2016	2016	3	95	3,043	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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 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