

LOT 281  
IN OR 1752/351  
NORTH HAMPTON PHASE 1 PB 6/215

FEITH STEVEN J & DONNA J  
85021 BOSTICK WOOD DRIVE  
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0281-0000



| 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 100  |
| 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       | 2,155            | 100         | 2005 | 2,155        | 324,370              |
| FGR       | 729              | 55          | 2005 | 401          | 60,358               |
| FOP       | 60               | 30          | 2005 | 18           | 2,710                |
| FOP       | 223              | 30          | 2005 | 67           | 10,084               |
| TOTALS    | 3,167            |             |      | 2,641        | 397,522              |

| EXTRA FEATURES |            |             |     |     |   |    |          |    |          |
|----------------|------------|-------------|-----|-----|---|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W  | UNITS    | UT | Adj R    |
| 1              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0  | 1,385.00 | SF | 10.00    |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0  | 1,252.00 | SF | 10.00    |
| 3              | 0910       | SCRN RM L   | 0   | 100 | 0 | 0  | 1,375.00 | SF | 15.00    |
| 4              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0  | 1.00     | UT | 3,500.00 |
| 5              | 0871       | POOL HTR R  | 0   | 100 | 0 | 0  | 1.00     | UT | 2,000.00 |
| 6              | 1126       | CB/STC 8"   | 0   | 100 | 4 | 12 | 48.00    | SF | 8.00     |
| 7              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0  | 309.00   | SF | 85.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000135   | C   | RES NATURAL          | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                      |     |           |             |                |                |      |      |      |      |
|-----------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                    | 01  | 2,641     | 126.0000    | 166.32         | 439,251        | 2005 | 2005 | 0    | 0    |
| 1 SNGL FAM - 100% - 2006                |     |           |             |                |                |      |      |      |      |
| Heated Area: 2155                       |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2006                         |     |           |             |                |                |      |      |      |      |
|                                         |     |           |             |                |                |      |      |      |      |
| 85021 BOSTICK WOOD DR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 41,788      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |           |          | PAGE 1 of 1 |  | 4 |
|---------------------------|--|--|-----------|----------|-------------|--|---|
| VALUATION SUMMARY         |  |  |           |          |             |  |   |
| VALUATION BY              |  |  |           | STANDARD |             |  |   |
| Tax Group: 4              |  |  | Tax Dist: |          |             |  |   |
| BUILDING MARKET VALUE     |  |  |           | 397,522  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |           | 41,788   |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |           | 127,500  |             |  |   |
| TOTAL MARKET VALUE        |  |  |           | 566,810  |             |  |   |
| SOH/AGL Deduction         |  |  |           | 216,403  |             |  |   |
| ASSESSED VALUE            |  |  |           | 350,407  |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  | HX HB VX  |          | 55,722      |  |   |
| BASE TAXABLE VALUE        |  |  |           | 294,685  |             |  |   |
| TOTAL JUST VALUE          |  |  |           | 566,810  |             |  |   |
| NCON VALUE                |  |  |           | 0        |             |  |   |
| INCOME VALUE              |  |  |           |          |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |           | 549,743  |             |  |   |
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