

LOT 282
IN OR 1385/1349
NORTH HAMPTON PHASE 1 PB 6/215

SWITHERS LVG TRUST/SWITHERS FRANK G TRUSTEE
85035 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0282-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	2,335	100	2005	2,335	321,562
FGR	744	55	2005	409	56,325
FOP	54	30	2005	16	2,204
FOP	229	30	2005	69	9,503
PTO	454	5	2008	23	3,168
TOTALS	3,816			2,852	392,760

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0812	CONCRETE C
3	0910	SCRN RM L

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,852	115.2816	152.17	433,989	2005	2005	0	0	0	9.50	90.50
1 SNGL FAM - 100% - 2006												
Heated Area: 2335												
HX Base Yr 2006												
85035 BOSTICK WOOD DR, FERNANDINA BEACH												

85035 BOSTICK WOOD DR, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080				
1,066.00	SF	4.00	4.00	100	2005	2005	3	84	3,582				
454.00	SF	15.00	15.00	100	2008	2008	3	31	2,111				

LAND DESCRIPTION										TOTAL OB/XF										8,773	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	1				
REVIEW DATE		12/31/2019		BY	NWA		Total Acres: 0.00		Total Land Value: 127,500				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		392,760	
TOTAL MARKET OB/XF VALUE		8,773	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		529,033	
SOH/AGL Deduction		217,587	
ASSESSED VALUE		311,446	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		260,724	
TOTAL JUST VALUE		529,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		510,651	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20587	ADDITION	30,000	09/01/2007
E15261	ELEC OTHER	1,500	07/01/2005
M0509954	H/AC	0	06/01/2005
P0509428	OTHER	0	05/01/2005
R07426	REPAIR/RRF	3,500	04/01/2005
B14920	NEW CONSTR	352,640	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1385/1349	1/31/2006	WD	Q	I	01	100	
GRANTOR: SWITHERS FRANK G & ED							
GRANTEE: SWITHERS FRANK G &							
1360/1927	10/24/2005	WD	Q	I		428,700	
GRANTOR: INTERVEST CONSTRUCTION							
GRANTEE: SWITHERS FRANK G &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W20 PTO=[YR=2008] N9 L8 U8 W10 D8 L8 S9 E7 S4 E19 N4\$ S4 FOP=[YR=2005] W19 S13 E13 R6 U6 N7\$ S7 D6 L6 W13 N17 W17 S52 E11 FOP=[YR=2005] S2 E10 N4 W2 N3 W6 S5 W2\$ E2 N5 E6 S3 E13 FGR=[YR=2005] S24 E24 N31 W24 S7\$ N7 E24 N43\$.									