LOT 283
NORTH HAMPTON PHASE 1 PB 6/215

CLINK JAMES WALTER/HELMS PATRICIA JEAN
85047 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0283-0000

BUILDING CHARACTERISTICS

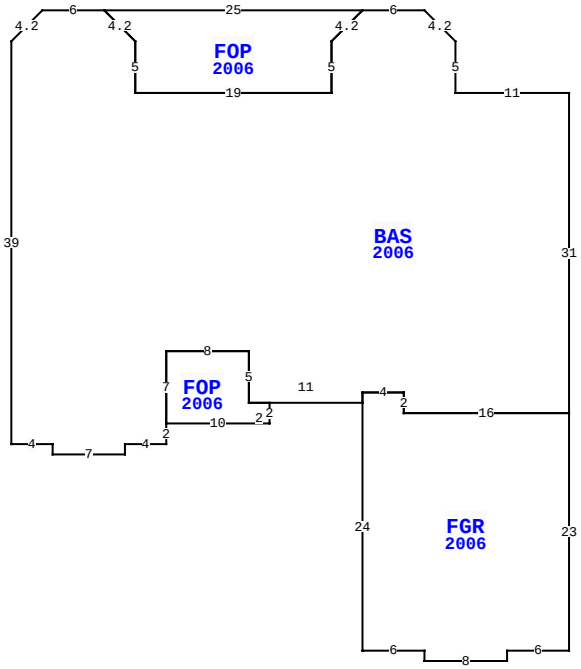
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,833	100	2006	1,833	258,061
FGR	476	55	2006	262	36,886
FOP	60	30	2006	18	2,534
FOP	161	30	2006	48	6,758
TOTALS	2,530			2,161	304,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,161	117.2031	154.71	334,328	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 1833 HX Base Yr 2021



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

85047 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		304,238
TOTAL MARKET OB/XF VALUE		7,016
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		438,754
SOH/AGL Deduction		151,745
ASSESSED VALUE		287,009
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,287
TOTAL JUST VALUE		438,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16766	NEW CONSTR	363,900	08/07/2006
E16963	ELEC OTHER	1,500	03/01/2006
C16766	CO ISSUED	363,900	02/01/2006
P10721	OTHER	0	02/01/2006
M10943	MECH OTHER	0	01/01/2006
R08668	REPAIR/RRF	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0843	12/09/2019	WD	Q	I	02	294,000
GRANTOR: MATHIS MICHAEL B & MI						
GRANTEE: CLINK JAMES WALTER						
1940/0341	9/02/2014	WD	Q	I	02	201,000
GRANTOR: STRUNK JOHN WALTER &						
GRANTEE: MATHIS MICHAEL B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 N5 U3 L3 W6 FOP=[YR=2006] W25 D3 R3 S5 E19 N5 R3 U3 $ D3 L3 S5 W19 N5 L3 U3 W6 D3 L3 S39 E4 S1 E7 N1 E4 N2 FOP=[YR=2006] E10 N2 W2 N5 W8 S7$ N7 E8 S5 E11 FGR=[YR=2006] S24 E6 S1 E8 N1 E6 N23 W16 N2 W4 S1$ N1 E4 S2 E16 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,134.00	SF	4.00	4.00	100	2006	2006	3	86	3,901	

LAND DESCRIPTION

TOTAL OB/XF 7,016

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS