



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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
BAS	1,427	100	2016	1,427	197,885
FGR	286	55	2016	157	21,772
FGR	440	55	2016	242	33,559
FOP	114	30	2016	34	4,715
FOP	171	30	2016	51	7,072
FUS	2,082	100	2016	2,082	288,715
STR	36	10	2016	4	555
TOTALS	4,556			3,997	554,272

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	9	7	63.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	1,348.00	SF	5.20
3	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,997	109.4310	144.45	577,367	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2024 Heated Area: 3509 HX Base Yr 2024											

85073 BOSTICK WOOD DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE LAND DATE INC DATE AG DATE											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	9	7	63.00	SF	6.50	6.50	100
2	0811	CONCRETE B	0	100	0	0	1,348.00	SF	5.20	5.20	100
3	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100

LAND DESCRIPTION										TOTAL OB/XF 8,920									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		554,272			
TOTAL MARKET OB/XF VALUE		8,920			
TOTAL LAND VALUE - MARKET		127,500			
TOTAL MARKET VALUE		690,692			
SOH/AGL Deduction		7,251			
ASSESSED VALUE		683,441			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		632,719			
TOTAL JUST VALUE		690,692			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		664,180			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531140	CO ISSUED	0	03/17/2016
B1531140	NEW CONSTR	433,421	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2475/1499	6/30/2021	WD	Q	I	01
GRANTOR: RIGANO NICHOLAS ALLEN					
GRANTEE: WIESLER ELBERT & CA					
2036/1848	3/25/2016	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: RIGANO NICHOLAS ALL					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2016] W13 BAS=[YR=2016] W8 FOP=[YR=2016] W19 S9 E19 N9\$ S9 W19 N9 W12 S52 FOP=[YR=2016] S6 E9 S1 E10 N6 W10 N1 W9\$ E9 S1 E10 N1 FGR=[YR=2016] E20 N22 W20 S22\$ N22 E20 N30\$ S22 E13 N22\$ PTR= E20 FUS=[YR=2016] E39 S52 W10 S2 W7 STR=[YR=2016] W3 N12 E3 S12\$ N12 W3 S17 W10 N7 W9 N52\$ W20\$.									