LOT 286
IN OR 2139/1459
NORTH HAMPTON PHASE 1 PB 6/215

KNICKREHM PAUL A & ANN H
85085 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0286-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

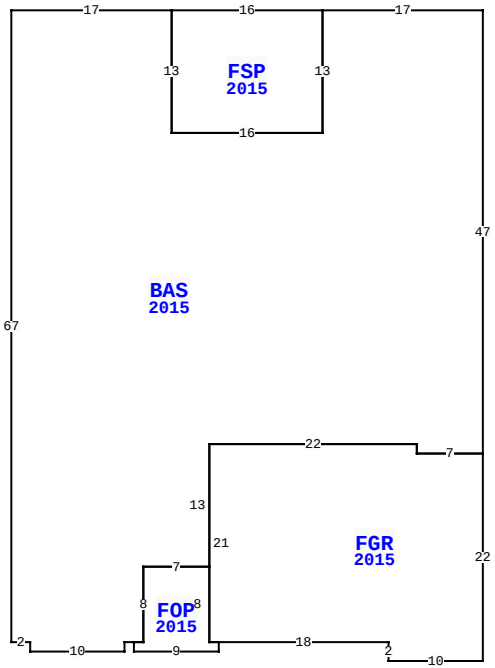
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,494	100	2015	2,494	366,511
FGR	622	55	2015	342	50,259
FOP	65	30	2015	20	2,940
FSP	208	40	2015	83	12,198
TOTALS	3,389			2,939	431,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,939	115.9725	153.08	449,902	2015	2015	0	0	0	4.00	96.00

2 SNGL FAM – 100% - 2018 Heated Area: 2494 HX Base Yr 2018



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

85085 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		431,906
TOTAL MARKET OB/XF VALUE		5,149
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		564,555
SOH/AGL Deduction		241,779
ASSESSED VALUE		322,776
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,054
TOTAL JUST VALUE		564,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1430742	CO ISSUED	0	12/01/2015
B1530742	NEW CONSTR	314,198	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/1459	8/11/2017	WD	Q	I	02	340,000
GRANTOR: THORNTON MATTHEW A &						
GRANTEE: KNICKREHM PAUL A &						
2016/1673	11/30/2015	WD	Q	I	01	284,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THORNTON MATTHEW A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FSP=[YR=2015] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2005	2005	3	84	2,883	
3	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50	6.50	100	2015	2015	3	95	346	

LAND DESCRIPTION

TOTAL OB/XF 5,149

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 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