LOT 288
IN OR 1551/667
NORTH HAMPTON PHASE 1 PB 6/215

MILLER GARY R & ALI
85111 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0288-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

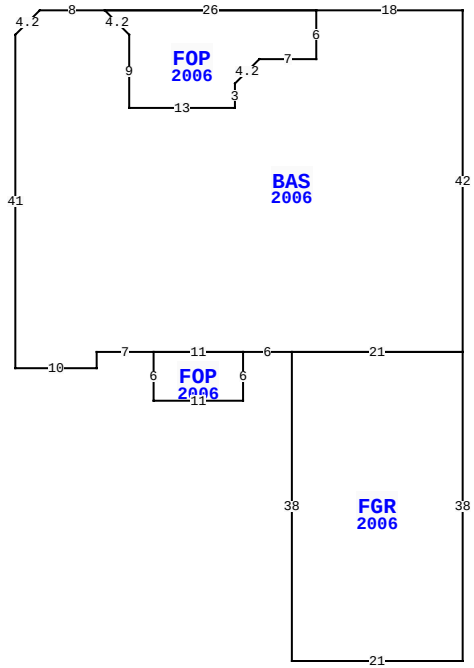
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2006	2,326	339,444
FGR	798	55	2006	439	64,065
FOP	66	30	2006	20	2,919
FOP	225	30	2006	68	9,923
TOTALS	3,415			2,853	416,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,853	118.2426	156.08	445,296	2006	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2009 Heated Area: 2326 HX Base Yr 2009



85111 BOSTICK WOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		416,352
TOTAL MARKET OB/XF VALUE		8,736
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		552,588
SOH/AGL Deduction		240,339
ASSESSED VALUE		312,249
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,527
TOTAL JUST VALUE		552,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007259	REPAIR/RRF	23,540	09/02/2020
E17075	ELEC OTHER	1,500	04/01/2006
P10975	OTHER	0	04/01/2006
C17426	CO ISSUED	457,775	03/01/2006
R09083	REPAIR/RRF	3,500	03/01/2006
B17426	NEW CONSTR	457,775	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/0667	2/15/2008	WD	Q	I		373,100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MILLER GARY R & ALI						
1066/1814	7/05/2002	WD	U	V	19	750,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] S6 W7 D3 L3 S3 W13 N9 U3 L3 E26 $ W26 W8 D3 L3 S41 E10 N2 E7 FOP=[YR=2006] S6 E11 N6 W11 $ E11 E6 FGR=[YR=2006] S38 E21 N38 W21 $ E21 N42 $.

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	1,634.00	SF	4.00	4.00	100	2006	2006	3	86	5,621	

LAND DESCRIPTION

TOTAL OB/XF 8,736

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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS