LOT 201
NORTH HAMPTON PHASE 1 PB 6/215

TRACY REVOCABLE TRUST/TRACY DAVID H TRUSTEE
85449 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0201-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

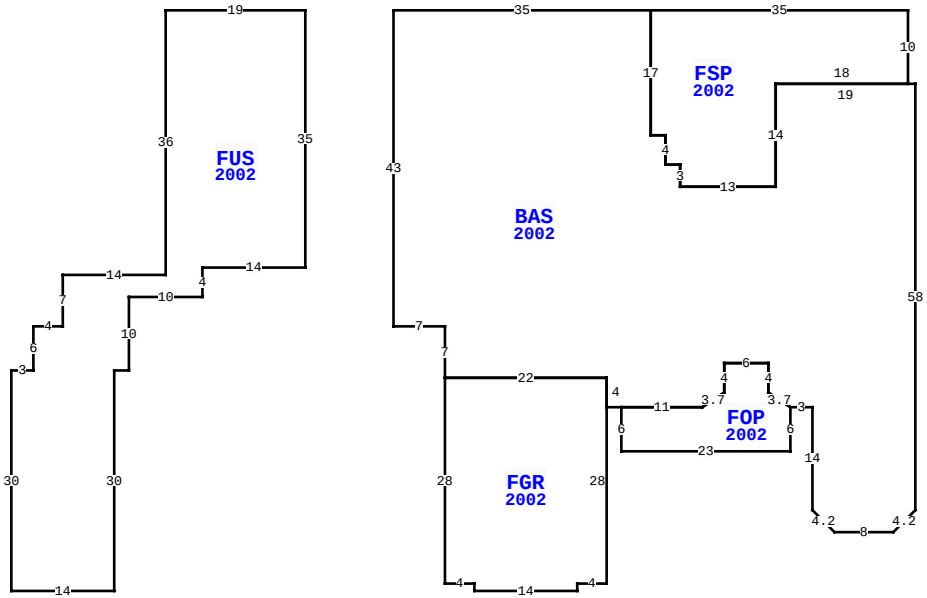
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,278	100	2002	3,278	442,465
FGR	630	55	2002	346	46,703
FOP	180	30	2002	54	7,289
FSP	568	40	2002	227	30,640
FUS	1,261	100	2002	1,261	170,210
TOTALS	5,917			5,166	697,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,166	109.7250	152.52	787,918	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2019 Heated Area: 4539 HX Base Yr 2019



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

85449 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		697,307
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		824,807
SOH/AGL Deduction		334,876
ASSESSED VALUE		489,931
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		438,520
TOTAL JUST VALUE		824,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007508	REPAIR/RRF	30,000	09/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0932	3/05/2019	WD	U	I	11	100
GRANTOR: TRACY DAVID H & JAYE						
GRANTEE: TRACY REVOCABLE TRU						
2230/0698	10/12/2018	WD	Q	I	01	520,000
GRANTOR: WIDELOCK ROBERT H & L						
GRANTEE: TRACY DAVID H & JAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-35,0] W35 S43 E7 S7 E22 S4 E2 E11 U2R3 N4 E6 S4 D2R3 E3 S14 D3R3 E8 U3R3 N58 W19 S14 W13 N3 W2 N4 W2 N17 $
FUS=[YR=2002;ORIG=-122,49] E3 N6 E4 N7 E14 N36 E19 S35 W14 S4 W10 S10 W2 S30 W14 N30 $
FGR=[YR=2002;ORIG=-63,50] S28 E4 S1 E14 N1 E4 N28 W22 $
FSP=[YR=2002;ORIG=0,0] W35 S17 E2 S4 E2 S3 E13 N14 E18 N10 $
FOP=[YR=2002;ORIG=-39,54] S6 E23 N6 U2L3 N4 W6 S4 D2L3 W11 $
PTR=[ORIG=0,0] E20 W20 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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 03/29/2023 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS