

LOT 203
IN OR 1055/1007
NORTH HAMPTON PHASE 1 PB 6/215

CHESTERMAN CHARLES W JR & JEANETTE B
85505 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0203-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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

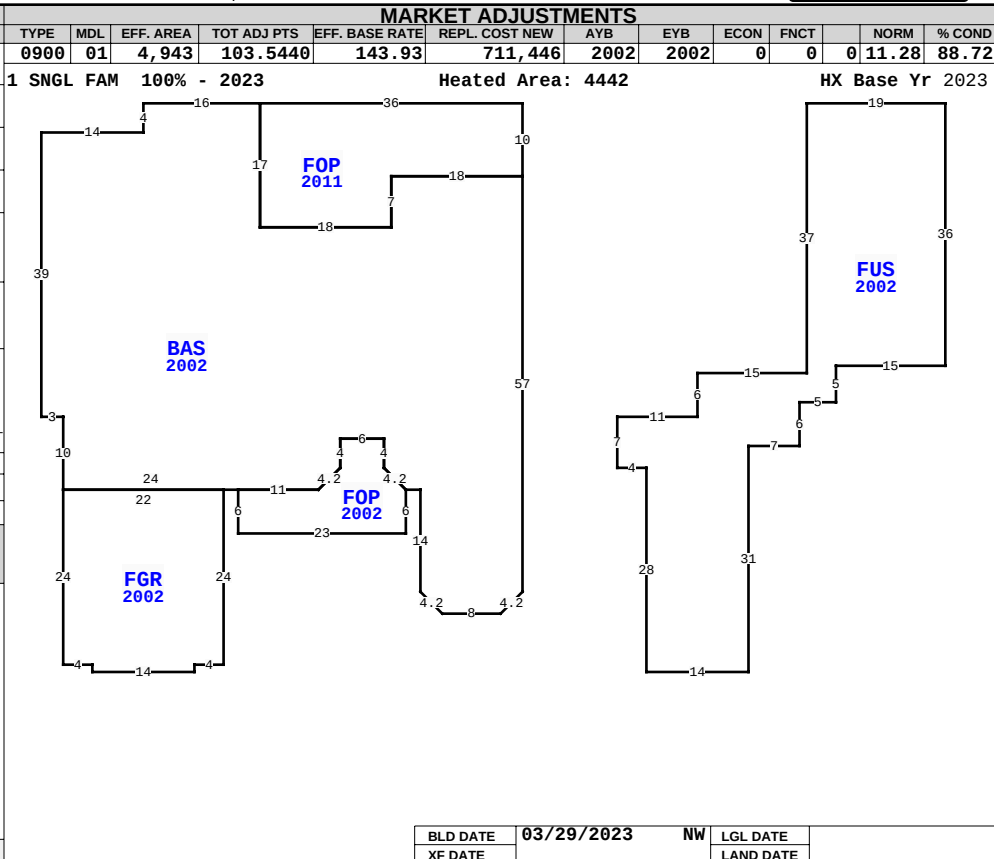
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,104	100	2002	3,104	396,365
FGR	542	55	2002	298	38,053
FOP	189	30	2002	57	7,279
FOP	486	30	2011	146	18,644
FUS	1,338	100	2002	1,338	170,855
TOTALS	5,659			4,943	631,195

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
3	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00	100	2002	2002	05	85	51,000	
5	0911	SCRN RM A	0 100	0	0	1,020.00	SF	18.00	18.00	100	2002	2002	3	20	3,672	

LAND DESCRIPTION			TOTAL OB/XF 57,612													
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
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

REVIEW DATE 03/31/2023 BY NWA



85505 BOSTICK WOOD DR, FERNANDINA BEACH

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

LAND DESCRIPTION			TOTAL OB/XF 57,612													
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
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

Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		631,195
TOTAL MARKET OB/XF VALUE		57,612
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		816,307
SOH/AGL Deduction		1,464
ASSESSED VALUE		814,843
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		758,432
TOTAL JUST VALUE		816,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		804,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209381	SWIM POOL	4,900	02/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1903	5/27/2021	WD	Q	I	02	775,000
GRANTOR: ZINTAK KAREN K						
GRANTEE: CHESTERMAN CHARLES						
1055/1007	5/14/2002	WD	Q	I		335,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ZINTAK DENNIS & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-36,0] W16 S4 W14 S39 E3 S10 E24 E11 U3R3
N4 E6 S4 D3R3 E2 S14 D3R3 E8 U3R3 N57 W18 S7 W18 N17 \$
FUS=[YR=2002;ORIG=13,43] E11 N6 E15 N37 E19 S36 W15 S5 W5 S6
W7 S31 W14 N28 W4 N7 \$
FGR=[YR=2002;ORIG=-63,53] S24 E4 S1 E14 N1 E4 N24 W22 \$
FOP=[YR=2011;ORIG=0,0] W36 S17 E18 N7 E18 N10 \$
FOP=[YR=2002;ORIG=-39,53] S6 E23 N6 U3L3 N4 W6 S4 D3L3 W11 \$

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