LOT 204
NORTH HAMPTON PHASE 1 PB 6/215

BOETTCHER MICHAEL & MELISSA O
85529 BOSTWICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0204-0000

BUILDING CHARACTERISTICS

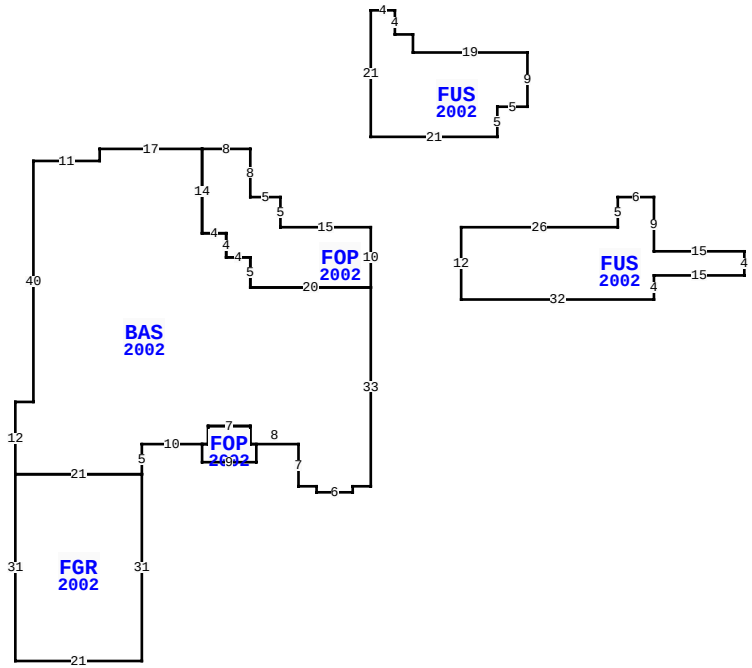
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	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	2,329	100	2002	2,329	301,425
FGR	651	55	2002	358	46,333
FOP	48	30	2002	14	1,812
FOP	353	30	2002	106	13,718
FUS	376	100	2002	376	48,663
FUS	474	100	2002	474	61,346
TOTALS	4,231			3,657	473,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,657	105.2100	146.24	534,800	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2021 Heated Area: 3179 HX Base Yr 2021



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

85529 BOSTICK WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		473,298
TOTAL MARKET OB/XF VALUE		55,687
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		656,485
SOH/AGL Deduction		226,141
ASSESSED VALUE		430,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		378,933
TOTAL JUST VALUE		656,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005838	ROOF	0	07/24/2020
B20812	SCRN ENCL	2,061	11/01/2007
B20130	SWIM POOL	17,500	06/01/2007
B0209917	NEW CONSTR	240,483	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/1726	8/24/2020	WD	Q	I	01	480,000
GRANTOR: DESANZO JENNIFER						
GRANTEE: BOETTCHER MICHAEL &						
2217/0044	7/12/2018	QC	U	I	11	100
GRANTOR: DESANZO FRANK						
GRANTEE: DESANZO JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W15 N5 W5 N8 W8 BAS=[YR=2002] W17 S2 W11 S40 W3 S12 FGR=[YR=2002] S31 E21 N31 W21 $ E21 N5 E10 FOP=[YR=2002] S3 E9 N3 W1 N3 W7 S3 W1 $ E1 N3 E7 S3 E8 S7 E3 S1 E6 N1 E3 N33 W20 N5 W4 N4 W4 N14 $ S14 E4 S4 E4 S5 E20 N10 $ PTR= E15 FUS=[YR=2002] E26 N5 E6 S9 E15 S4 W15 S4 W32 N12 $ W15 $ PTR= N15 FUS=[YR=2002] E21 N5 E5 N9 W19 N3 W3 N4 W4 S21 $ S15 $.

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	0911	SCRN RM A	0	100	0	0	1,302.00	SF	18.00	18.00	100	2002	2002	3	20	4,687	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2002	2002	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 55,687

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS