LOT 224
NORTH HAMPTON PHASE 1 PB 6/215

GREEN MILTON V & WANVANUT
85575 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0224-0000

BUILDING CHARACTERISTICS

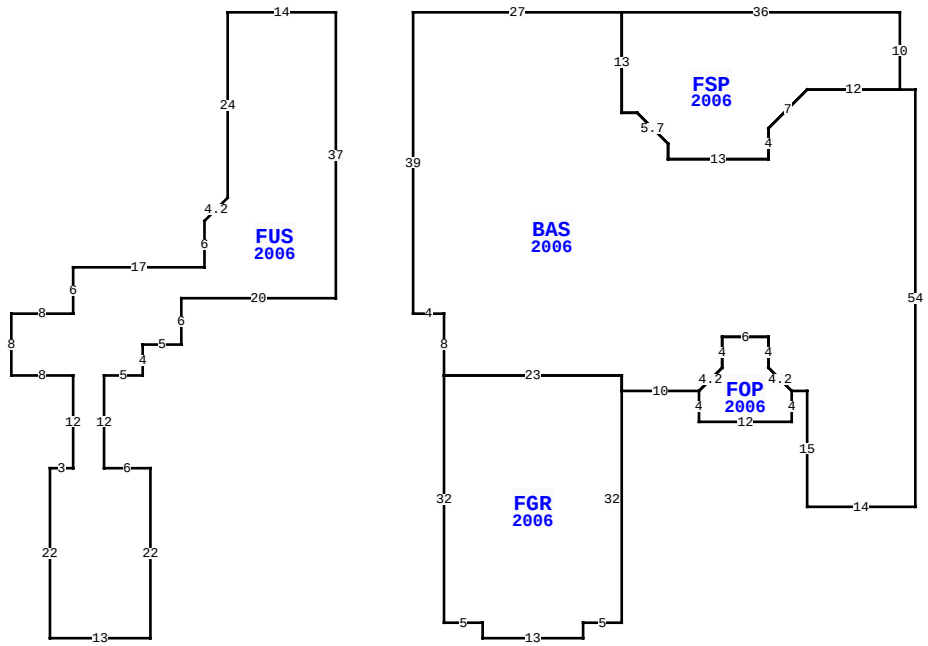
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	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	2,723	100	2006	2,723	338,770
FGR	762	55	2006	419	52,128
FOP	99	30	2006	30	3,732
FSP	516	40	2006	206	25,629
FUS	1,139	100	2006	1,139	141,703
TOTALS	5,239			4,517	561,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,517	98.9000	137.47	620,952	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2022 Heated Area: 3862 HX Base Yr 2022



BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

85575 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		561,962
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		640,042
SOH/AGL Deduction		71,089
ASSESSED VALUE		568,953
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		512,542
TOTAL JUST VALUE		640,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11325	MECH OTHER	0	04/01/2006
E16962	ELEC OTHER	1,500	03/01/2006
P10722	OTHER	0	02/01/2006
C16941	CO ISSUED	563,175	01/01/2006
R08798	REPAIR/RRF	3,500	01/01/2006
B16941	NEW CONSTR	563,175	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0240	11/29/2021	WD	Q	I	02	680,000
GRANTOR: CALFEE ANNETTE F/K/A						
GRANTEE: GREEN MILTON V & WA						
1539/0403	12/05/2007	QC	Q	I	01	112,500
GRANTOR: JOHNSON JOSEPH & ANNE						
GRANTEE: CALFEE-JOHNSON ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W2 W12 D5L5 S4 W13 N2 U4L4 W2 N13 W27 S39 E4 S8 E23 S2 E10 U3R3 N4 E6 S4 D3R3 E2 S15 E14 N54 $
FUS=[YR=2006;ORIG=-89,-10] E14 S37 W20 S6 W5 S4 W5 S12 E6 S22 W13 N22 E3 N12 W8 N8 E8 N6 E17 N6 U3R3 N24 $
FGR=[YR=2006;ORIG=-61,37] S32 E5 S2 E13 N2 E5 N32 W23 $
FSP=[YR=2006;ORIG=-2,0] N10 W36 S13 E2 D4R4 S2 E13 N4 U5R5 E12 $
FOP=[YR=2006;ORIG=-28,39] S4 E12 N4 U3L3 N4 W6 S4 D3L3 $
.

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	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS