LOT 227
IN OR 2195/573
NORTH HAMPTON PHASE 1 PB 6/215

MILES ERICK T & NANCY S
85623 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0227-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

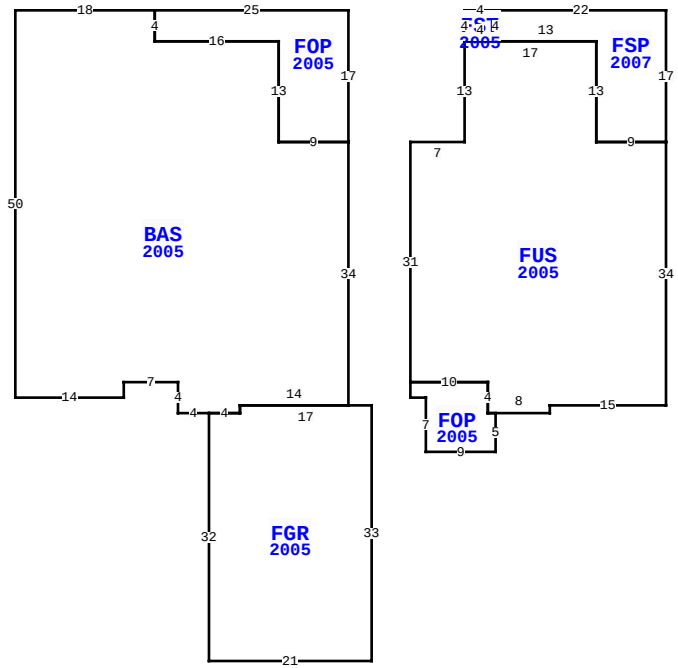
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,949	100	2005	1,949	255,642
FGR	689	55	2005	379	49,712
FOP	81	30	2005	24	3,148
FOP	217	30	2005	65	8,526
FSP	205	40	2007	82	10,756
FST	16	55	2005	9	1,181
FUS	1,321	100	2005	1,321	173,271
TOTALS	4,478			3,829	502,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,829	104.8500	145.74	558,038	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2019 Heated Area: 3270 HX Base Yr 2019



85623 BOSTICK WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		502,234
TOTAL MARKET OB/XF VALUE		62,685
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		692,419
SOH/AGL Deduction		189,672
ASSESSED VALUE		502,747
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		451,336
TOTAL JUST VALUE		692,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009355	REPAIR/RRF	23,332	10/29/2020
B20823	SWIM POOL	14,000	12/01/2007
B20453	SWIM POOL	57,000	08/01/2007
E0514925	ELEC OTHER	1,500	05/01/2005
M0509775	H/AC	0	05/01/2005
P09324	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/0573	4/26/2018	WD	Q	I	01	530,000
GRANTOR: WIDMANN BARBARA A & R						
GRANTEE: MILES ERICK T & NAN						
1985/1903	6/16/2015	WD	Q	I	01	480,000
GRANTOR: DAILEY BRUCE J & SHAR						
GRANTEE: WIDMANN BARBARA A &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] N17 W25 S4 E16 S13 E9$ BAS=[YR=2005] W9 N13 W16 N4 W18 S50 E14 N2 E7 S4 E4 FGR=[YR=2005] S32 E21 N33 W17 S1 W4$E4 N1 E14 N34 $ PTR=E15 N13 FUS=[YR=2005] S13 W7 S31 FOP=[YR=2005] S2 E2 S7 E9 N5 W1 N4 W10$ E10 S4 E8 N1 E15 N34 FSP=[YR=2007] N17 W22 FST=[YR=2005] W4 S4 E4 N4$ S4 E13 S13 E9$ W9 N13 W17$ S13 W15$.

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	2005	2005	3	87	3,045	
3	0911	SCRN RM A	0	100	40	50	2,000.00	SF	18.00	18.00	100	2007	2007	3	24	8,640	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 62,685

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS