LOT 234
IN OR 1762/1591
NORTH HAMPTON PHASE 1 PB 6/215

CRISHER STANLEY J & ELIZABETH R
85723 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0234-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

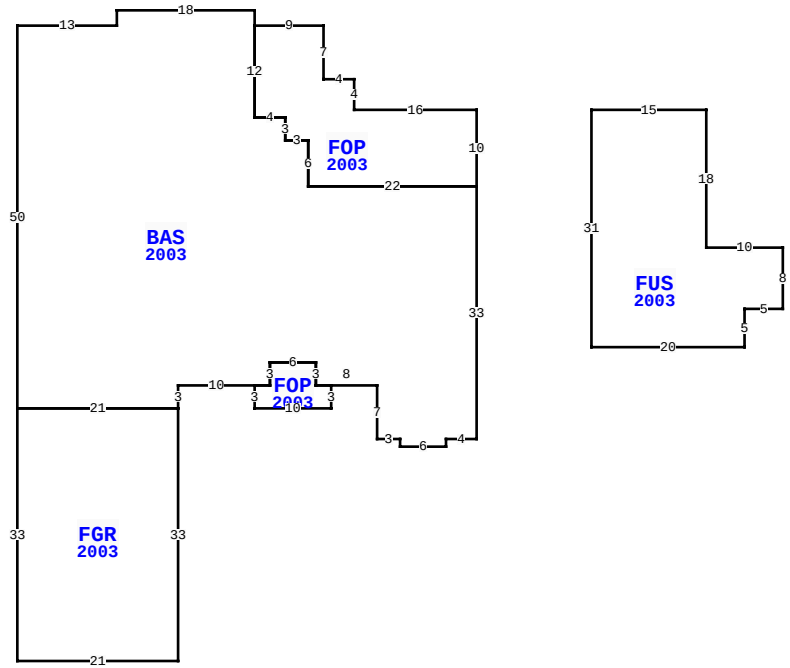
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,443	100	2003	2,443	321,227
FGR	693	55	2003	381	50,097
FOP	48	30	2003	14	1,841
FOP	351	30	2003	105	13,807
FUS	570	100	2003	570	74,949
TOTALS	4,105			3,513	461,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,513	106.2900	147.74	519,011	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2012 Heated Area: 3013 HX Base Yr 2012



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	09/28/2007	RK	LAND DATE
INC DATE			AG DATE

85723 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		461,920
TOTAL MARKET OB/XF VALUE		48,405
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		637,825
SOH/AGL Deduction		300,242
ASSESSED VALUE		337,583
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,172
TOTAL JUST VALUE		637,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25508	XFOB	400	01/01/2012
B0311209	NEW CONSTR	221,188	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1762/1591	10/10/2011	WD	U	I	12	275,000
GRANTOR: LUNA THOMAS D & JENNE						
GRANTEE: CRISHER STANLEY J &						
1427/0008	7/11/2006	WD	Q	I		465,000
GRANTOR: GIBBS JAMES R & AMY S						
GRANTEE: LUNA THOMAS D & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W16 N4 W4 N7 W9 BAS=[YR=2003] N2 W18 S2 W13 S50 FGR=[YR=2003] S33 E21 N33 W21$ E21 N3 E10 FOP=[YR=2003] S3 E10 N3 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E8 S7 E3 S1 E6 N1 E4 N33 W22 N6 W3 N3 W4 N12$ S12 E4 S3 E3 S6 E22 N10$ PTR=E15 FUS=[YR=2003] E15 S18 E10 S8 W5 S5 W20 N31$ W15$.

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	2003	2003	3	85	2,975	
3	0911	SCRN RM A	0	100	0	0	775.00	SF	18.00	18.00	100	2005	2005	3	21	2,930	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 48,405

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	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 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