LOT 236
NORTH HAMPTON PHASE 1 PB 6/215

DROMERHAUSER RICHARD & JANINE MARIE
85746 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0236-0000

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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

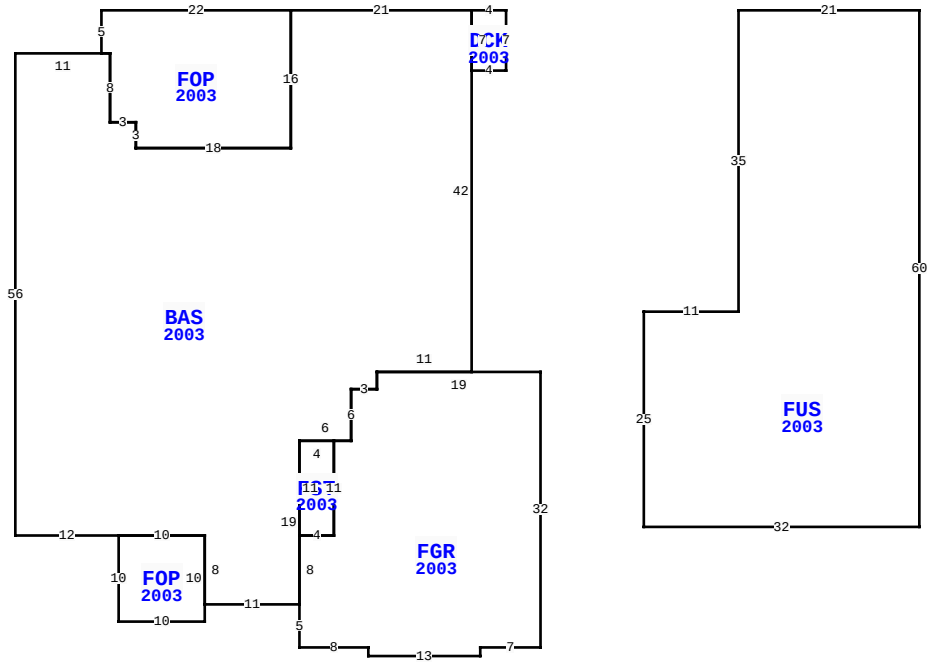
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2003	2,613	319,696
DCK	28	10	2003	3	367
FGR	811	55	2003	446	54,568
FOP	100	30	2003	30	3,670
FOP	332	30	2003	100	12,235
FST	44	55	2003	24	2,936
FUS	1,535	100	2003	1,535	187,804
TOTALS	5,463			4,751	581,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,751	98.9000	137.47	653,120	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2022 Heated Area: 4148 HX Base Yr 2022



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

85746 BOSTICK WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		581,277
TOTAL MARKET OB/XF VALUE		57,219
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		765,996
SOH/AGL Deduction		128,001
ASSESSED VALUE		637,995
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		581,584
TOTAL JUST VALUE		765,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		777,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007616	REPAIR/RRF	30,587	09/11/2020
B0210237	NEW CONSTR	295,980	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/0809	11/30/2021	WD	Q	I	01	850,000
GRANTOR: GLASS RAYMOND L & JAC						
GRANTEE: DROMERHAUSER RICHAR						
2128/0301	6/12/2017	WD	Q	I	01	454,000
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: GLASS RAYMOND L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-4,0] W21 S16 W18 N3 W3 N8 W11 S56 E12 E10 S8 E11 N19 E6 N6 E3 N2 E11 N42 $
FUS=[YR=2003;ORIG=16,35] E11 N35 E21 S60 W32 N25 $
FGR=[YR=2003;ORIG=-24,69] S5 E8 S1 E13 N1 E7 N32 W19 S2 W3 S6 W2 S11 W4 S8 $
FOP=[YR=2003;ORIG=-25,0] W22 S5 E1 S8 E3 S3 E18 N16 $
FOP=[YR=2003;ORIG=-45,61] S10 E10 N10 W10 $
FST=[YR=2003;ORIG=-20,50] W4 S11 E4 N11 $
DCK=[YR=2003;ORIG=0,0] W4 S7 E4 N7 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2003	2003	05	85	51,000	
4	0911	SCRN RM A	0	100	17	53	901.00	SF	18.00	18.00	100	2003	2003	3	20	3,244	

LAND DESCRIPTION

TOTAL OB/XF 57,219

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 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