LOT 237
NORTH HAMPTON PHASE 1 PB 6/215

ROBERTS WILL
44 PLANTATION COURT
CHULA, GA 31733

2026

12-2N-27-1460-0237-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

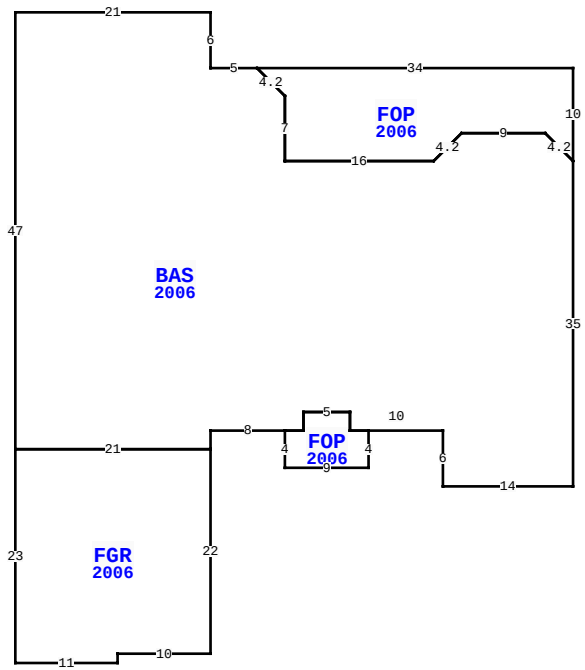
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,304	100	2006	2,304	329,991
FGR	473	55	2006	260	37,239
FOP	46	30	2006	14	2,005
FOP	279	30	2006	84	12,031
TOTALS	3,102			2,662	381,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,662	113.8560	158.26	421,288	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 0% - 2026 Heated Area: 2304 HX Base Yr



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

85738 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	381,266
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	508,766
SOH/AGL Deduction	0
ASSESSED VALUE	508,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,766
TOTAL JUST VALUE	508,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11079	MECH OTHER	0	02/01/2006
P10485	OTHER	0	12/01/2005
C15744	CO ISSUED	353,465	08/01/2005
E15527	ELEC OTHER	1,900	08/01/2005
R08019	REPAIR/RRF	1,500	08/01/2005
B15744	NEW CONSTR	353,465	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/1721	5/13/2025	SW	U	I	12	400,600
GRANTOR: NOVASTAR MORTGAGE FUN						
GRANTEE: ROBERTS WILL						
2717/1287	6/10/2024	CT	U	I	18	375,100
GRANTOR: CLERK OF COURT						
GRANTEE: NOVASTAR MORTGAGE F						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W34 BAS=[YR=2006] W5 N6 W21 S47 FGR=[YR=2006] S23 E11 N1 E10 N22 W21$ E21 N2 E8 FOP=[YR=2006] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E10 S6 E14 N35 L3 U3 W9 D3 L3 W16 N7 U3 L3 $ R3 D3 S7 E16 R3 U3 E9 D3 R3 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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