



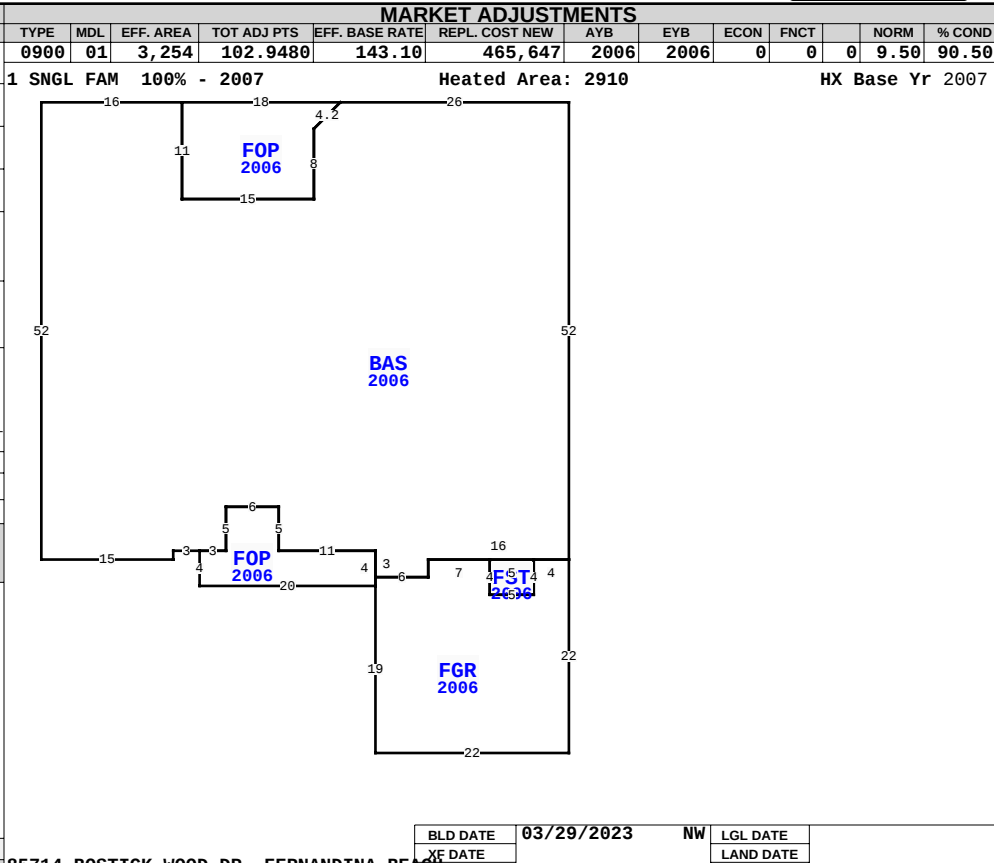
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,910	100	2006	2,910	376,861
FGR	452	55	2006	249	32,247
FOP	110	30	2006	33	4,273
FOP	170	30	2006	51	6,605
FST	20	55	2006	11	1,424
TOTALS	3,662			3,254	421,411

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
4	1242	WD DECK A	0 100	5	2	10.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85714 BOSTICK WOOD DR, FERNANDINA BEACH				

TOTAL OB/XF									
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		421, 411	
TOTAL MARKET OB/XF VALUE		1, 782	
TOTAL LAND VALUE - MARKET		127, 500	
TOTAL MARKET VALUE		550, 693	
SOH/AGL Deduction		259, 985	
ASSESSED VALUE		290, 708	
TOTAL EXEMPTION VALUE		HX HB	51, 411
BASE TAXABLE VALUE		239, 297	
TOTAL JUST VALUE		550, 693	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		555, 746	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16342	NEW CONSTR	427,490	08/02/2006
C16342	CO ISSUED	427,490	05/01/2006
M11512	MECH OTHER	0	05/01/2006
E17209	ELEC OTHER	2,200	04/01/2006
P10897	OTHER	0	03/01/2006
R08421	REPAIR/RRF	1,500	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2838/530	12/30/2025	LE U	I	I	11
GRANTOR: REINWALD ROYCE & CARO					
GRANTEE: REINWALD BRIDGET AN					
2381/1689	8/04/2020	LE U	I	I	11
GRANTOR: REINWALD ROYCE & CARO					
GRANTEE: KARGEL BRIDGET ANN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W26 FOP=[YR=2006] W18 S11 E15 N8 R3 U3 \$ D3 L3 S8 W15 N11 W16 S52 E15 N1 E3 FOP=[YR=2006] S4 E20 FGR=[YR=2006] S19 E22 N22 W4 FST=[YR=2006] W5 S4 E5 N4\$ S4 W5 N4 W7 S2 W6 S1\$ N4 W11 N5 W6 S5 W3\$ E3 N5 E6 S5 E11 S3 E6 N2 E16 N52\$.									