LOT 239
NORTH HAMPTON PHASE 1 PB 6/215

FULLERTON ROBERT MARK & CHRISTINE MICHELLE
1032 SIR IVOR CT
NEWMARKET, ONTARIO L3X1M1

2026

12-2N-27-1460-0239-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

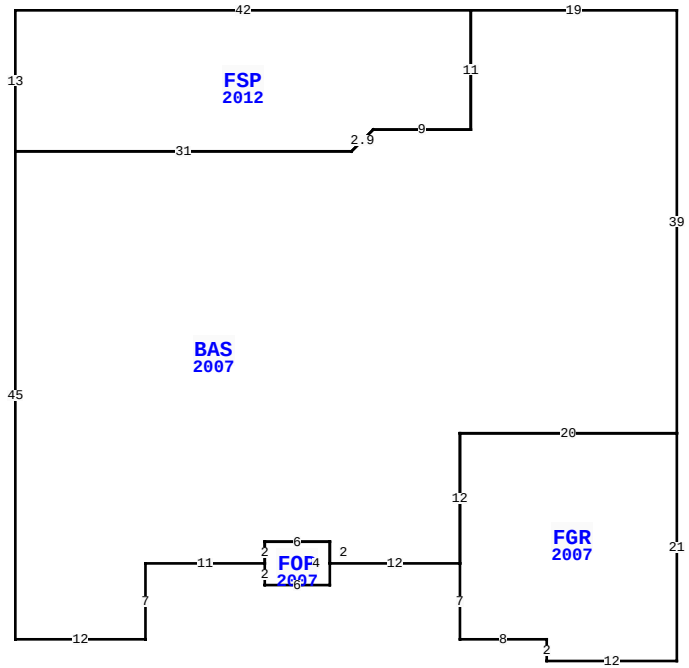
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,417	100	2007	2,417	328,469
FGR	404	55	2007	222	30,169
FOP	24	30	2007	7	951
FSP	526	40	2012	210	28,539
TOTALS	3,371			2,856	388,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,856	107.4420	149.34	426,515	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 0% - 2025 Heated Area: 2417 HX Base Yr



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

85690 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	388,129
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	518,744
SOH/AGL Deduction	0
ASSESSED VALUE	518,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,744
TOTAL JUST VALUE	518,744
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11905	MECH OTHER	0	08/01/2006
P11294	OTHER	0	07/01/2006
E0617575	ELEC OTHER	1,950	06/01/2006
M11472	MECH OTHER	0	05/01/2006
C17291	CO ISSUED	0	03/01/2006
R09005	REPAIR/RRF	1,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/1367	1/19/2024	WD	Q	I	02	530,000
GRANTOR: STRAUTIN CRAIG E & MA						
GRANTEE: FULLERTON ROBERT MA						
2038/0696	4/05/2016	WD	Q	I	01	321,000
GRANTOR: GOSHERT RAYMOND & MIC						
GRANTEE: STRAUTIN CRAIG E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FSP=[YR=2012] W42 S13 E31 R2 U2 E9 N11$ S11 W9 D2 L2 W31 S45 E12 N7 E11 FOP=[YR=2007] S2 E6 N4 W6 S2$ N2 E6 S2 E12 FGR=[YR=2007] S7 E8 S2 E12 N21 W20 S12$ N12 E20 N39$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	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