LOT 241
IN OR 1171/1647
NORTH HAMPTON PHASE 1 PB 6/215

WILLIAMS DWIGHT D & TERRIE
85664 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0241-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

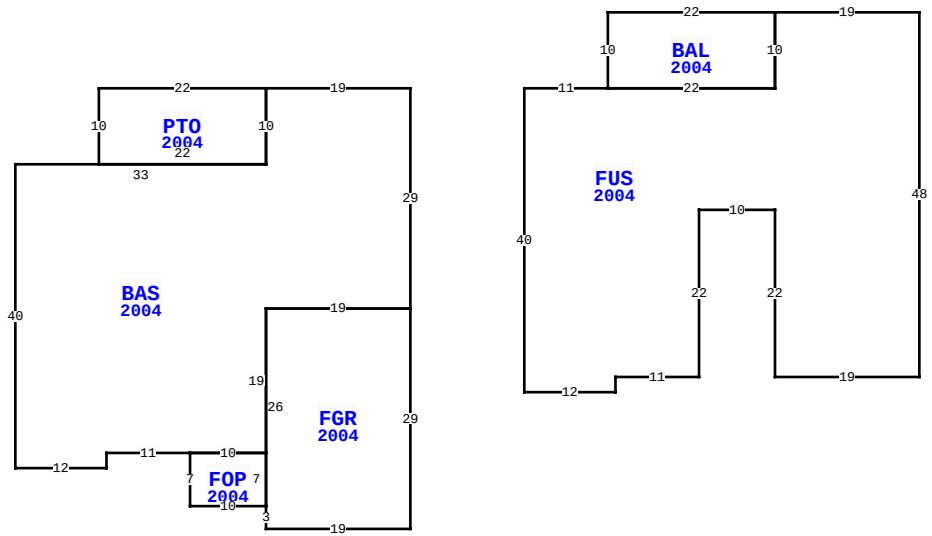
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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
BAL	220	15	2004	33	4,292
BAS	1,829	100	2004	1,829	237,882
FGR	551	55	2004	303	39,409
FOP	70	30	2004	21	2,732
FUS	1,970	100	2004	1,970	256,221
PTO	220	5	2004	11	1,431
TOTALS	4,860			4,167	541,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,167	104.5440	145.32	605,548	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2026 Heated Area: 3799 HX Base Yr



85664 BOSTICK WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		541,965
TOTAL MARKET OB/XF VALUE		6,020
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		675,485
SOH/AGL Deduction		0
ASSESSED VALUE		675,485
TOTAL EXEMPTION VALUE	13	675,485
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		675,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		680,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004144	REMODEL	1,500	07/06/2017
B0412209	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1171/1647	9/16/2003	WD	Q	V		70,400

GRANTOR: NORTH HAMPTON LLC
GRANTEE: WILLIAMS DWIGHT D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 PTO=[YR=2004] W22 S10 E22 N10$ S10 W33 S40 E12 N2 E11 FOP=[YR=2004] S7 E10 FGR=[YR=2004] S3 E19 N29 W19 S26$ N7 W10$ E10 N19 E19 N29$ PTR=E15 FUS=[YR=2004] E11 BAL=[YR=2004] N10 E22 S10 W22$ E22 N10 E19 S48 W19 N22 W10 S22 W11 S2 W12 N40$ 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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	6,020	

LAND DESCRIPTION

TOTAL OB/XF 6,020

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