LOT 245
NORTH HAMPTON PHASE 1 PB 6/215

FLUHR PETER & SHERRI
9111 BOOTH RD
KIRKLAND HILLS, OH 44060

2026

12-2N-27-1460-0245-0000

BUILDING CHARACTERISTICS

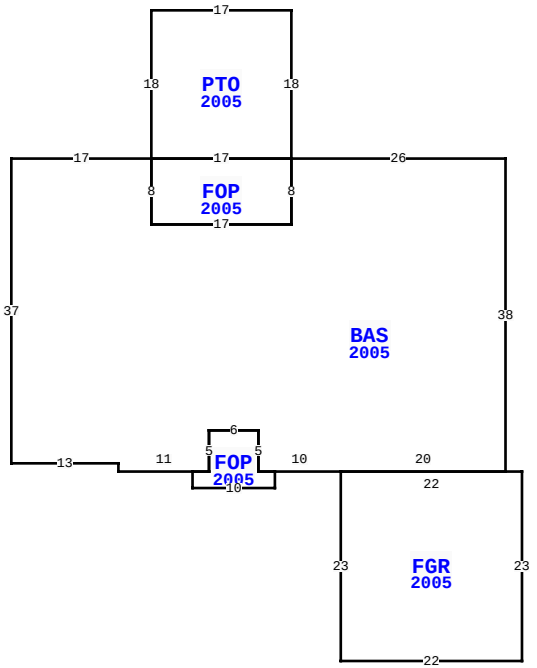
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,101	100	2005	2,101	304,208
FGR	506	55	2005	278	40,253
FOP	50	30	2005	15	2,172
FOP	136	30	2005	41	5,936
PTO	306	5	2005	15	2,172
TOTALS	3,099			2,450	354,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,450	115.7380	160.88	394,156	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 0 Heated Area: 2101 HX Base Yr



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

85586 BOSTICK WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	354,740
TOTAL MARKET OB/XF VALUE	3,324
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	485,564
SOH/AGL Deduction	0
ASSESSED VALUE	485,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,564
TOTAL JUST VALUE	485,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509773	H/AC	0	05/01/2005
E14348	ELEC OTHER	2,000	02/01/2005
P08999	OTHER	0	02/01/2005
R0507103	REPAIR/RRF	5,000	02/01/2005
B0514371	NEW CONSTR	158,581	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1075	3/24/2021	WD	Q	I	02	337,500
GRANTOR: HALL TRACEY L						
GRANTEE: FLUHR PETER & SHERR						
2110/1292	3/31/2017	WD	Q	I	01	312,000
GRANTOR: CACCIAPOUTI GLEN & SU						
GRANTEE: HALL TRACEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 PTO=[YR=2005] W17 N18 E17 S18$
FOP=[YR=2005] W17 S8 E17 N8$ S8 W17 N8 W17 S37 E13 S1 E11
FOP=[YR=2005] W2 S2 E10 N2 W2 N5 W6 S5$ N5 E6 S5 E10
FGR=[YR=2005] S23 E22 N23 W22$ E20 N38$.

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	1126	CB/STC 8"	0	0	3	14	42.00	SF	8.00	8.00	100	2005	2005	3	83	279	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,324

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