

LOT 246  
IN OR 1506/1565  
NORTH HAMPTON PHASE 1 PB 6/215

PRIESTMAN GEORGE P & HEIDI L  
85564 BOSTICK WOOD DR  
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0246-0000



| 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 60     |      |              |                      |
| Interior Floo            | 12               | HARDWOOD 40      |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| 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                      | 2,290            | 100              | 2007 | 2,290        | 338,697              |
| FGR                      | 495              | 55               | 2007 | 272          | 40,229               |
| FOP                      | 46               | 30               | 2007 | 14           | 2,070                |
| FSP                      | 282              | 40               | 2007 | 113          | 16,713               |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 3,113            |                  |      | 2,689        | 397,709              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 2,689     | 116.9280    | 162.53         | 437,043        | 2007 | 2007 | 0    | 0    | 0    | 91.00  |

1 SNGL FAM 100% - 2020

Heated Area: 2290

HX Base Yr 2020

The floor plan diagram shows a complex layout with several labeled areas and dimensions. The areas are:

- FSP 2007** (Floor Space Product 2007): A small rectangular area in the upper left.
- BAS 2007** (Basis 2007): A large central area.
- FOP 2007** (Floor Occupancy Product 2007): A small rectangular area in the lower left.
- FGR 2007** (Floor Gross Rent 2007): A large rectangular area in the lower right.

Dimensions are provided for various segments of the perimeter and internal divisions. The dimensions are:

- Top: 21
- Right: 46
- Bottom Right: 25
- Bottom: 11
- Left: 35
- Top Left: 10
- Internal Dimensions: 34, 5, 4.2, 7, 16, 4.2, 8, 14, 6, 8, 4, 5, 10, 12, 5, 4, 23, 10.

|          |            |    |           |
|----------|------------|----|-----------|
| BLD DATE | 03/29/2023 | NW | LGL DATE  |
| XF DATE  | 06/27/2007 | RK | LAND DATE |