LOT 247
NORTH HAMPTON PHASE 1 PB 6/215

KENNEDY BILL PEARCE & LINDA LOU
85540 BOSTICK WOOD DRIVE
FERANDINA BEACH, FL 32034

2026

12-2N-27-1460-0247-0000

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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

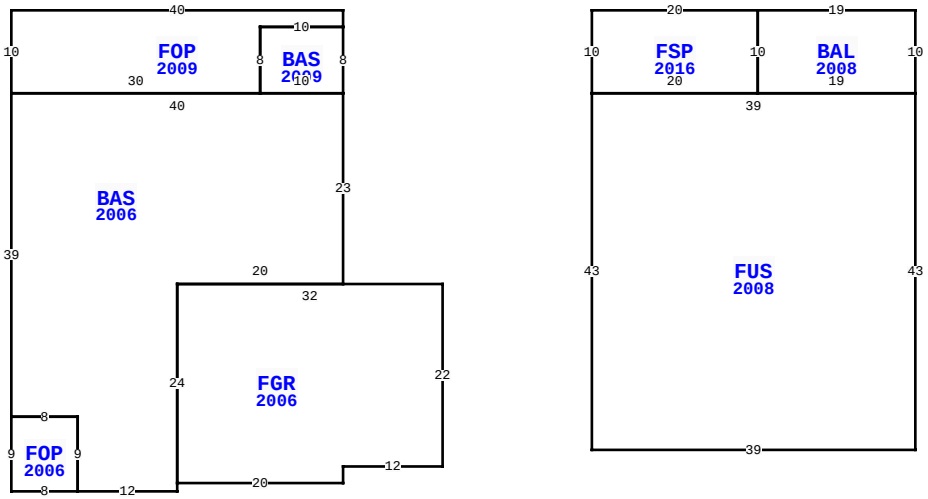
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	190	15	2008	28	3,750
BAS	1,348	100	2006	1,348	180,539
BAS	80	100	2009	80	10,714
FGR	744	55	2006	409	54,778
FOP	72	30	2006	22	2,947
FOP	320	30	2009	96	12,857
FSP	200	40	2016	80	10,714
FUS	1,677	100	2008	1,677	224,602
TOTALS	4,631			3,740	500,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,740	106.4700	147.99	553,483	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2026 Heated Area: 3105 HX Base Yr



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

85540 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		500,902
TOTAL MARKET OB/XF VALUE		65,879
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		694,281
SOH/AGL Deduction		0
ASSESSED VALUE		694,281
TOTAL EXEMPTION VALUE	13	694,281
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		694,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		710,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632202	ADDITION	0	04/29/2016
B22880	REMODEL	200	09/01/2009
B21606	SCRN ENCLOSURE	11,000	07/01/2008
B21683	WOOD DECK	3,250	07/01/2008
C18129	CO ISSUED	397,315	07/01/2006
B18129	NEW CONSTR	397,315	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/1120	4/17/2025	WD	Q	I	01	755,000
GRANTOR: WOOD ALEA C & TRAVIS						
GRANTEE: KENNEDY BILL PEARCE						
2781/1576	4/16/2025	WD	U	I	11	100
GRANTOR: WOOD ALEA C & TRAVIS						
GRANTEE: KENNEDY BILL PEARCE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W40 S10 BAS=[YR=2006] S39 FOP=[YR=2006] S9 E8 N9 W8 $ E8 S9 E12 N1 FGR=[YR=2006] E20 N2 E12 N22 W32 S24 $ N24 E20 N23BAS=[YR=2009] N8W10S8E10$ W40 $ E30 N8E10 N2 $ PTR= E30 FSP=[YR=2016] E20 BAL=[YR=2008] E19 S10 FUS=[YR=2008] S43 W39 N43 E39 $ W19N10 $ S10 W20 N10 $ W30 $.

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	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2008	2008	05	85	51,000	
4	0911	SCRN RM A	0	100	50	43	2,150.00	SF	18.00	18.00	100	2008	2008	3	27	10,449	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	27	1,350	

LAND DESCRIPTION

TOTAL OB/XF 65,879

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS