LOT 251
IN OR 1997/1624
NORTH HAMPTON PHASE 1 PB 6/215

SUTTON FAMILY TRUST/SUTTON LEONARD TRUSTEE
85468 BOSTICK WOOD DR
FERNANDIAN BEACH, FL 32014

2026

12-2N-27-1460-0251-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

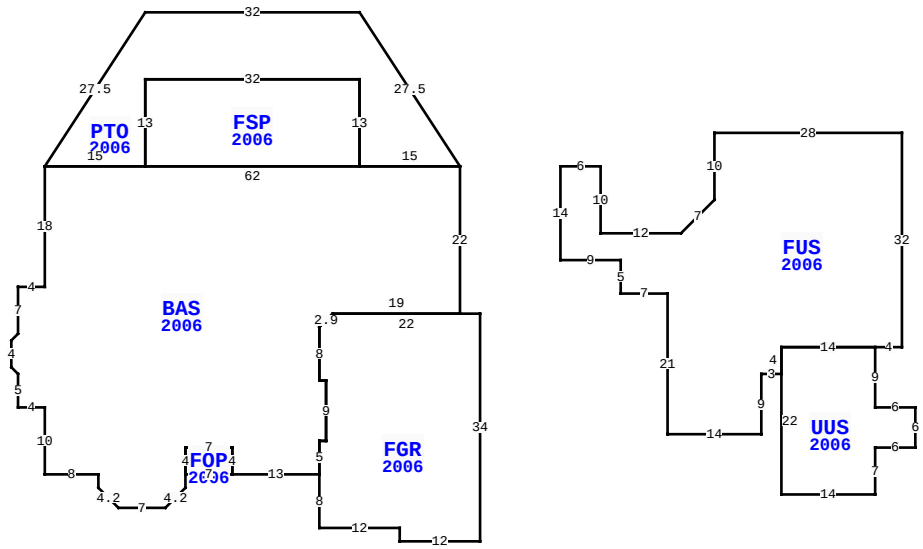
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	2,464	100	2006	2,464	329,471
FGR	781	55	2006	430	57,497
FOP	28	30	2006	8	1,070
FSP	416	40	2006	166	22,197
FUS	1,381	100	2006	1,381	184,659
PTO	665	5	2006	33	4,413
UUS	344	50	2006	172	22,999
TOTALS	6,079			4,654	622,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,654	106.2960	147.75	687,628	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2016 Heated Area: 3845 HX Base Yr 2016



85468 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		622,303
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		751,563
SOH/AGL Deduction		256,490
ASSESSED VALUE		495,073
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		438,662
TOTAL JUST VALUE		751,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		763,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11136	MECH OTHER	0	02/01/2006
C16299	CO ISSUED	304,986	12/01/2005
E16358	ELEC OTHER	6,000	12/01/2005
B16299	NEW CONSTR	304,986	12/01/2005
R08386	REPAIR/RRF	7,500	10/01/2005
P10197	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/1624	8/17/2015	WD	Q	I	01	512,000
GRANTOR: NEIGHBORS LINAH AMAND						
GRANTEE: SUTTON FAMILY TURST						
1697/1024	7/29/2010	WD	U	I	11	399,900
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: NEIGHBORS LINAH AMA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] U23 L15 W32 D23 L15 E15 FSP=[YR=2006] N13 E32 S13 W32$ N13 E32 S13 E15$ BAS=[YR=2006] W62 S18 W4 S7 L1 D1 S4 R1 D1 S5 E4 S10 E8 S2 R3 D3 E7 R3 U3 N2 FOP=[YR=2006] E7 N4 W7 S4$ N4 E7 S4 E13 FGR=[YR=2006] S8 E12 S2 E12 N34 W22 D2 L2 S8 E1 S9 W1 S5$ N5 E1 N9 W1 N8 U2 R2 E19 N22$ PTR=E15 FUS=[YR=2006] E6 S10 E12 R5 U5 N10 E28 S32 W4 UUS=[YR=2006] S9 E6 S6 W6 S7 W14 N22 E14$ W14 S4 W3 S9 W14 N21 W7 N5 W9 N14$ 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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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