LOT 256
IN OR 1392/274
NORTH HAMPTON PHASE 1 PB 6/215

WOODSIDE MICHAEL & PAULA
85318 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0256-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

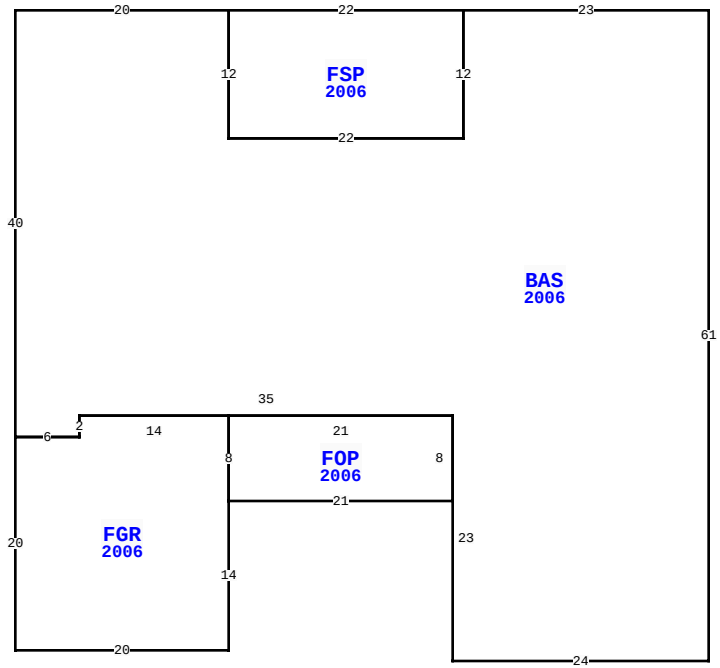
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,770	100	2006	2,770	370,262
FGR	428	55	2006	235	31,413
FOP	168	30	2006	50	6,683
FSP	264	40	2006	106	14,169
TOTALS	3,630			3,161	422,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,161	106.2600	147.70	466,880	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2007 Heated Area: 2770 HX Base Yr 2007



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

85318 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		422,526
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		551,786
SOH/AGL Deduction		265,996
ASSESSED VALUE		285,790
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,379
TOTAL JUST VALUE		551,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009270	REPAIR/RRF	24,300	10/05/2020
B15503	NEW CONSTR	410,696	01/30/2006
E16234	ELEC OTHER	1,950	11/01/2005
M10656	MECH OTHER	0	11/01/2005
P09685	OTHER	0	07/01/2005
R07827	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1392/0274	2/28/2006	WD	Q	I		410,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WOODSIDE MICHAEL &						
1259/1929	9/17/2004	WD	U	V	19	548,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] W22 S12 E22 N12$ S12 W22 N12 W20 S40 FGR=[YR=2006] S20 E20 N14 FOP=[YR=2006] E21 N8 W21 S8$ N8 W14 S2 W6$ E6 N2 E35 S23 E24 N61$.

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	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