

LOT 257
IN OR 1412/1913
NORTH HAMPTON PHASE 1 PB 6/215

MCKINNEY NAOMI
85304 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0257-0000



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		3 100			
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	2,876	100	2005	2,876	385,619
FGR	516	55	2005	284	38,079
FOP	92	30	2005	28	3,754
FOP	216	30	2005	65	8,716
PTO	240	5	2008	12	1,609
TOTALS	3,940			3,265	437,778

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,265	107.1800	148.98	486,420	2005	2005	0	0	0 10.00	90.00

1 SNGL FAM

100% - 2008

Heated Area: 2876

HX Base Yr 2008

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE	11/26/2019	KKA	LAND DATE	11/26/2019