LOT 259
IN OR 2089/330
NORTH HAMPTON PHASE 1 PB 6/215

CAHILL DANIEL R JR & CARRIE F
85278 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0259-0000

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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

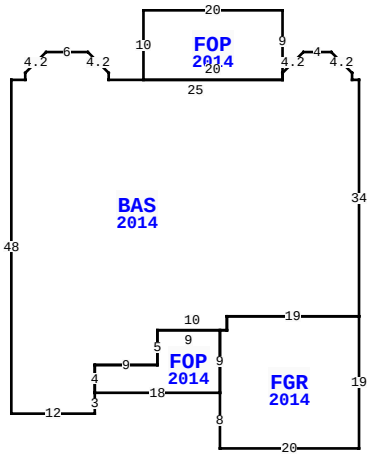
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

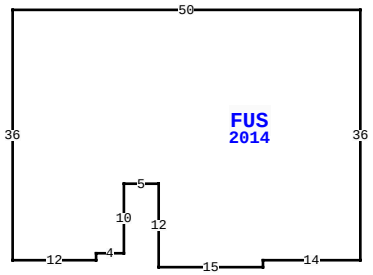
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2014	2,021	269,823
FGR	378	55	2014	208	27,770
FOP	117	30	2014	35	4,673
FOP	200	30	2014	60	8,011
FUS	1,756	100	2014	1,756	234,443
TOTALS	4,472			4,080	544,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,080	101.6400	141.28	576,422	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2017 Heated Area: 3777 HX Base Yr 2017





85278 BOSTICK WOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		544,719
TOTAL MARKET OB/XF VALUE		3,325
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		675,544
SOH/AGL Deduction		278,155
ASSESSED VALUE		397,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		345,978
TOTAL JUST VALUE		675,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327619	CO ISSUED	0	03/20/2014
B1327619	NEW CONSTR	525,122	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0330	12/09/2016	QC	U	I	11	147,600
GRANTOR: CAHILL DANIEL R JR						
GRANTEE: CAHILL DANIEL R JR						
1067/0666	7/09/2002	WD	Q	V		60,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: CAHILL DANIEL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W1 N1 U3 L3 W4 D3 L3 FOP=[YR=2014] N9 W20 S10 E20 N1 $ S1 W25 N1 U3 L3 W6 D3 L3 S1 W2 S48 E12 N3 FOP=[YR=2014] E18 FGR=[YR=2014] S8 E20 N19W19 S2 W1 S9 $ N9 W9 S5 W9 S4 $ N4 E9 N5 E10 N2 E19 N34 $ PTR= E30
FUS=[YR=2014] E50 S36 W14 S1 W15 N12 W5 S10 W4 S1 W12 N36 $ 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 3,325

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