

LOT 263
IN OR 2153/1779
NORTH HAMPTON PHASE 1 PB 6/215

MILLER CHARLES D & CHERI L
85136 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0263-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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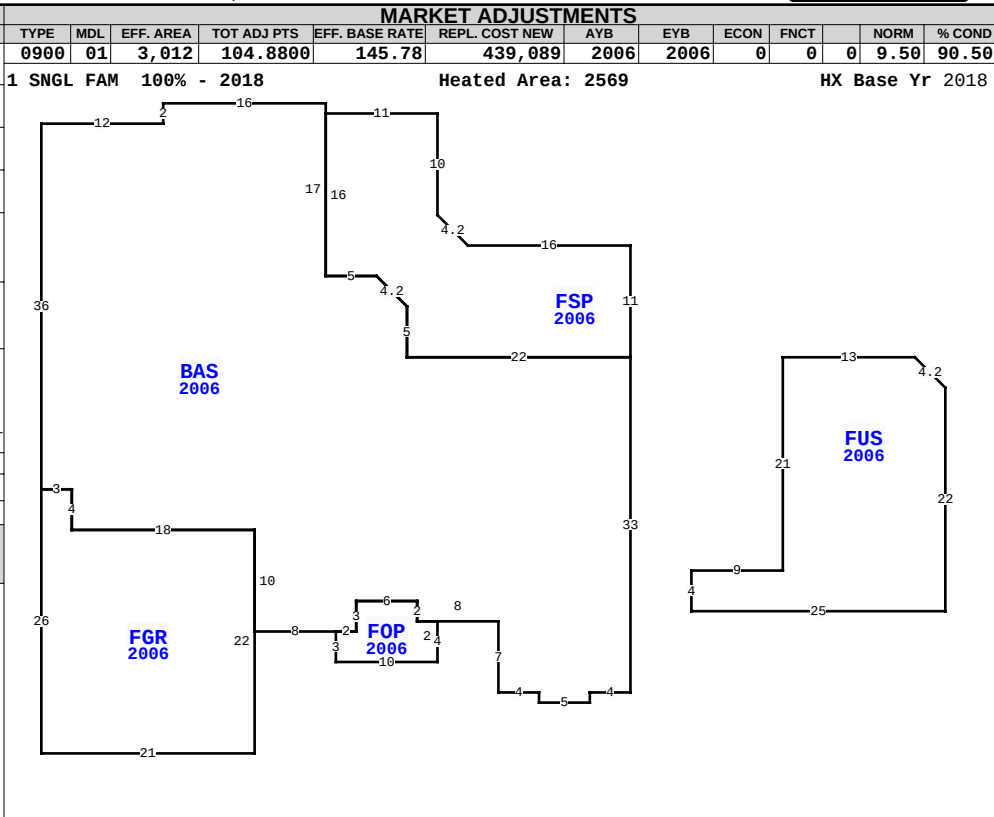
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	2006	2,137	281,936
FGR	474	55	2006	261	34,434
FOP	50	30	2006	15	1,979
FSP	418	40	2006	167	22,032
FUS	432	100	2006	432	56,994

TOTALS	3,511			3,012	397,376
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
5	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	
6	0911	SCRN RM A	0	100	0	1,324.00	SF	18.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
5	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	
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REVIEW DATE	01/01/2023	BY	CD
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	397,376								
TOTAL MARKET OB/XF VALUE	68,802								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	593,678								
SOH/AGL Deduction	248,785								
ASSESSED VALUE	344,893								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	293,482								
TOTAL JUST VALUE	593,678								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	612,459								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009251	REPAIR/RRF	0	10/02/2020
B1912002	SWIM POOL	65,367	11/19/2019
M10865	MECH OTHER	0	01/01/2006
E16084	ELEC OTHER	1,500	11/01/2005
P10320	OTHER	0	11/01/2005
C16318	CO ISSUED	385,275	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2153/1779	10/25/2017	WD	Q	I	02	345,000			
GRANTOR:ROBINSON DONALD A JR									
GRANTEE:MILLER CHARLES D &									
1421/0485	6/19/2006	WD	Q	I		385,300			
GRANTOR:INTERVEST CONSTRUCTIO									
GRANTEE:ROBINSON DONALD A J									

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2006] N11 W16 U3 L3 N10 W11 S16 E5 D3 R3 S5 E22\$									
BAS=[YR=2006] W22 N5 U3 L3 W5 N17 W16 S2 W12 S36									
FGR=[YR=2006] S26 E21 N22 W18 N4 W3\$ E3 S4 E18 S10 E8									
FOP=[YR=2006] S3 E10 N4 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E8 S7 E4									
S1 E5 N1 E4 N33\$ PTR=E15 FUS=[YR=2006] E13 D3 R3 S22 W25									
N4 E9 N21\$ W15\$.									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

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