LOT 265
IN OR 2027/814
NORTH HAMPTON PHASE 1 PB 6/215

FEAGINS TIMOTHY/WILLIAMS TAMARA
85108 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0265-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

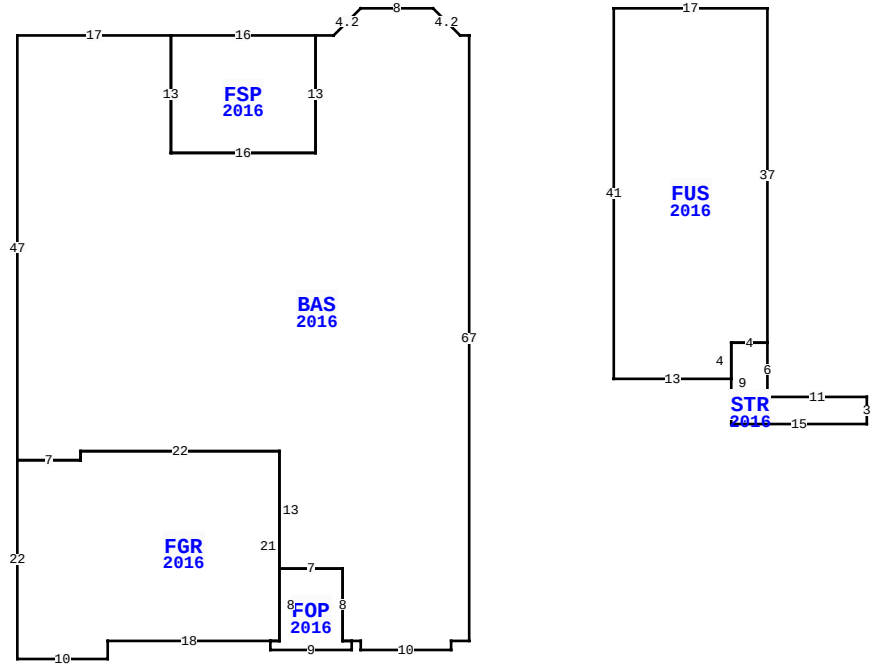
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,527	100	2016	2,527	359,869
FGR	622	55	2016	342	48,704
FOP	65	30	2016	20	2,848
FSP	208	40	2016	83	11,820
FUS	681	100	2016	681	96,981
STR	69	10	2016	7	997
TOTALS	4,172			3,660	521,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,660	107.2800	149.12	545,779	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2017 Heated Area: 3208 HX Base Yr 2017



85108 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		521,219
TOTAL MARKET OB/XF VALUE		67,811
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		716,530
SOH/AGL Deduction		277,490
ASSESSED VALUE		439,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		387,629
TOTAL JUST VALUE		716,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001180	SWIM POOL	100,000	01/26/2023
23001182	ADDITION	9,600	01/26/2023
B1530801	CO ISSUED	0	02/02/2016
B1530801	NEW CONSTR	394,049	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/0814	1/26/2016	WD	Q	I	01	345,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FEAGINS TIMOTHY & T						
1988/0135	6/25/2015	WD	U	V	30	770,000
GRANTOR: DFH LAND LLC						
GRANTEE: DREAM FINDERS HOMES						

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
4	0912	SCRN RM G	0	100	0	0	912.00	SF	21.00	21.00	100	2024	2023		93	17,811	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 D3 L3 W2 FSP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2016] S22 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67 W1 L3 U3 $ PTR= E20 FUS=[YR=2016] E17 S37 STR=[YR=2016] S6 E11 S3 W15 N9 E4$ W4 S4 W13 N41$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 67,811

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 06/30/2023 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS