LOT 268
IN OR 2042/1673
NORTH HAMPTON PHASE 1 PB 6/215

MARTIN JOSHUA KENNETH & DEVIN
85060 BOSTWICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0268-0000

BUILDING CHARACTERISTICS

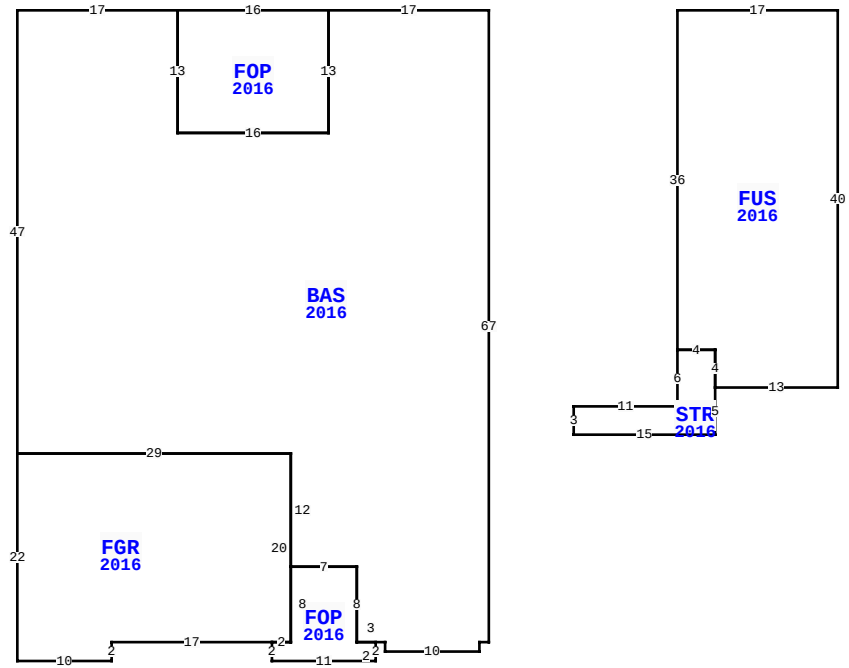
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	2,516	100	2016	2,516	354,140
FGR	600	55	2016	330	46,450
FOP	78	30	2016	23	3,237
FOP	208	30	2016	62	8,726
FUS	664	100	2016	664	93,462
STR	69	10	2016	7	985
TOTALS	4,135			3,602	507,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,602	105.4800	146.62	528,125	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2017 Heated Area: 3180 HX Base Yr 2017



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

85060 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		507,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		634,500
SOH/AGL Deduction		359,309
ASSESSED VALUE		275,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,780
TOTAL JUST VALUE		634,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531210	CO ISSUED	0	04/26/2016
B1531210	NEW CONSTR	392,379	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1673	4/26/2016	WD	Q	I	01	285,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MARTIN JOSHUA KENNE						
1977/0130	4/22/2015	WD	U	V	30	55,000
GRANTOR: DFH LAND LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2016] S22 E10 N2 E17 FOP=[YR=2016] S2 E11 N2 W2 N8 W7 S8 W2$ E2 N20 W29$ E29 S12 E7 S8 E3 S1 E10 N1 E1 N67$ PTR= E20 FUS=[YR=2016] E17 S40 W13 STR=[YR=2016] S5 W15 N3 E11 N6 E4 S4$ N4 W4 N36$ W20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS