LOT 270
NORTH HAMPTON PHASE 1 PB 6/215

HAMILL MICHAEL N & KRISTEN A L/E/
85032 BOSTICK WOOD DR
FERNANDINA, FL 32034

2026

12-2N-27-1460-0270-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

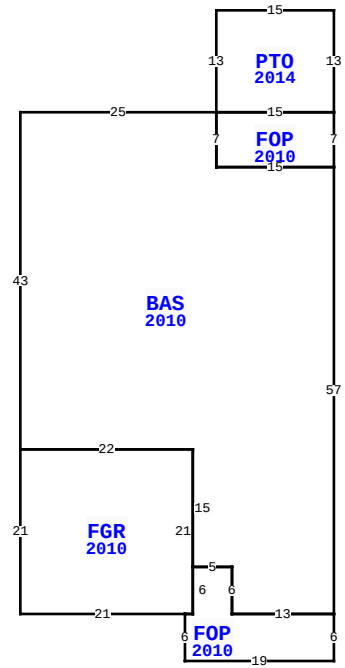
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	2010	1,963	299,670
FGR	462	55	2010	254	38,775
FOP	105	30	2010	32	4,885
FOP	144	30	2010	43	6,564
PTO	195	5	2014	10	1,527
TOTALS	2,869			2,302	351,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,302	118.0900	164.15	377,873	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM 100% - 2020 Heated Area: 1963 HX Base Yr 2020



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

85032 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,422
TOTAL MARKET OB/XF VALUE		1,931
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		480,853
SOH/AGL Deduction		183,515
ASSESSED VALUE		297,338
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,927
TOTAL JUST VALUE		480,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428191	SCRNRM	3,150	01/01/2014
B23734	CO ISSUED	0	12/09/2010
E22926	NEW CONSTR	0	09/01/2010
M15590	H/AC	0	08/01/2010
P14389	NEW CONSTR	0	08/01/2010
E22766	NEW CONSTR	0	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2840/1109	1/09/2026	WD	U	I	11	100
GRANTOR: HAMILL MICHAEL N & KR						
GRANTEE: DADDY'S TAB LIVING						
2293/1379	7/26/2019	WD	Q	I	01	312,500
GRANTOR: CHESTER JOHN J JR & A						
GRANTEE: HAMILL MICHAEL N &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] N13 W15 S13 E15$ FOP=[YR=2010] W15
BAS=[YR=2010] W25 S43 FGR=[YR=2010] S21 E21 FOP=[YR=2010]
S6 E19 N6 W13 N6 W5 S6 W1 $ E1 N21 W22 $ E22 S15 E5 S6 E13
N57 W15 N7 $ S7 E15 N7 $.

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
4	0911	SCRN RM A	0	100	13	15	195.00	SF	18.00	18.00	100	2014	2014	3	55	1,931	

LAND DESCRIPTION

TOTAL OB/XF 1,931

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	0003	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