

LOT 282
IN OR 1385/1349
NORTH HAMPTON PHASE 1 PB 6/215

SWITHERS LVG TRUST/SWITHERS FRANK G TRUSTEE
85035 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0282-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	2,335	100	2005	2,335	320,710
FGR	744	55	2005	409	56,175
FOP	54	30	2005	16	2,198
FOP	229	30	2005	69	9,477
PTO	454	5	2008	23	3,159
TOTALS	3,816			2,852	391,720

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	0	0	454.00	SF	18.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,852	109.7920	152.61	435,244	2005	2005	0	0	10.00	90.00
1 SNGL FAM 100% - 2006 Heated Area: 2335 HX Base Yr 2006											
85035 BOSTICK WOOD DR, FERNANDINA BEACH											

TOTAL OB/XF									
5,251									

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

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		391,720	
TOTAL MARKET OB/XF VALUE		5,251	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		524,471	
SOH/AGL Deduction		204,616	
ASSESSED VALUE		319,855	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		268,444	
TOTAL JUST VALUE		524,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		529,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20587	ADDITION	30,000	09/01/2007
E15261	ELEC OTHER	1,500	07/01/2005
M0509954	H/AC	0	06/01/2005
P0509428	OTHER	0	05/01/2005
R07426	REPAIR/RRF	3,500	04/01/2005
B14920	NEW CONSTR	352,640	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1385/1349	1/31/2006	WD	Q	I	01
GRANTOR: SWITHERS FRANK G & ED					
GRANTEE: SWITHERS FRANK G &					
1360/1927	10/24/2005	WD	Q	I	
GRANTOR: INTERVEST CONSTRUCTIO					
GRANTEE: SWITHERS FRANK G &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W20 PTO=[YR=2008] N9 L8 U8 W10 D8 L8 S9 E7 S4 E19 N4\$ S4 FOP=[YR=2005] W19 S13 E13 R6 U6 N7\$ S7 D6 L6 W13 N17 W17 S52 E11 FOP=[YR=2005] S2 E10 N4 W2 N3 W6 S5 W2\$ E2 N5 E6 S3 E13 FGR=[YR=2005] S24 E24 N31 W24 S7\$ N7 E24 N43\$.									