LOT 285
NORTH HAMPTON PHASE 1 PB 6/215

WIESLER ELBERT/TAYLOR CASEY
85073 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0285-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

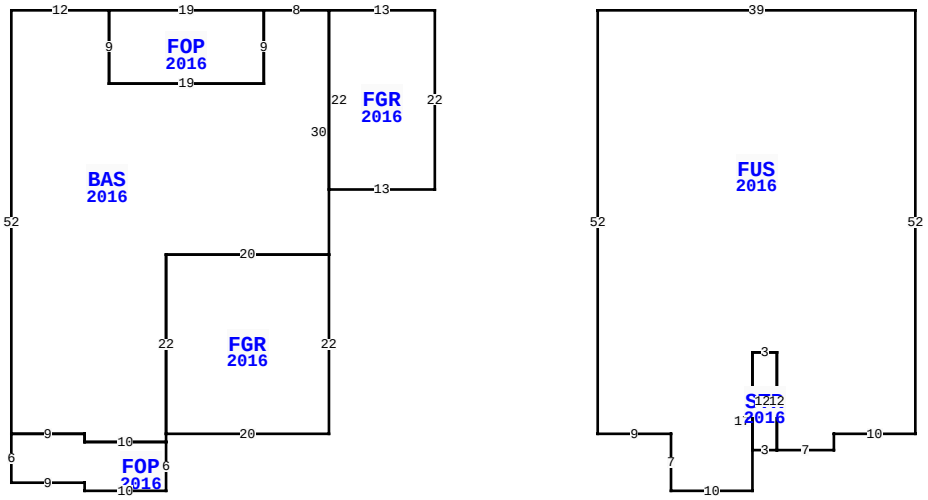
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	2016	1,427	197,426
FGR	286	55	2016	157	21,721
FGR	440	55	2016	242	33,481
FOP	114	30	2016	34	4,704
FOP	171	30	2016	51	7,056
FUS	2,082	100	2016	2,082	288,046
STR	36	10	2016	4	553
TOTALS	4,556			3,997	552,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,997	104.2200	144.87	579,045	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2024 Heated Area: 3509 HX Base Yr 2024



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

85073 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		552,988
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		680,488
SOH/AGL Deduction		0
ASSESSED VALUE		680,488
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		629,077
TOTAL JUST VALUE		680,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531140	CO ISSUED	0	03/17/2016
B1531140	NEW CONSTR	433,421	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1499	6/30/2021	WD	Q	I	01	530,000
GRANTOR: RIGANO NICHOLAS ALLEN						
GRANTEE: WIESLER ELBERT & CA						
2036/1848	3/25/2016	WD	Q	I	01	336,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RIGANO NICHOLAS ALL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W13 BAS=[YR=2016] W8 FOP=[YR=2016] W19 S9 E19 N9$ S9 W19 N9 W12 S52 FOP=[YR=2016] S6 E9 S1 E10 N6 W10 N1 W9$ E9 S1 E10 N1 FGR=[YR=2016] E20 N22 W20 S22$ N22 E20 N30$ S22 E13 N22$ PTR= E20 FUS=[YR=2016] E39 S52 W10 S2 W7 STR=[YR=2016] W3 N12 E3 S12$ N12 W3 S17 W10 N7 W9 N52$ 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