

LOT 286
IN OR 2139/1459
NORTH HAMPTON PHASE 1 PB 6/215

KNICKREHM PAUL A & ANN H
85085 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0286-0000



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	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	2,494	100	2015	2,494	365,673
FGR	622	55	2015	342	50,144
FOP	65	30	2015	20	2,933
FSP	208	40	2015	83	12,170
TOTALS	3,389			2,939	430,920

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,939	110.4500	153.53	451,225	2015	2015	0	0	4.50	95.50
2 SNGL FAM		100% - 2018		Heated Area: 2494				HX Base Yr 2018			
BLD DATE		03/29/2023				NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

85085 BOSTICK WOOD DR, FERNANDINA BEACH

EXTRA FEATURES															85085 BOSTICK WOOD DR, FERNANDINA BEACH, FL 32035															AG DATE	
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														
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920															