LOT 287
IN OR 1738/64
NORTH HAMPTON PHASE 1 PB 6/215

ABREW REVOCABLE TRUST/ABREW DONALD F SR CO TRUSTEE
85095 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0287-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

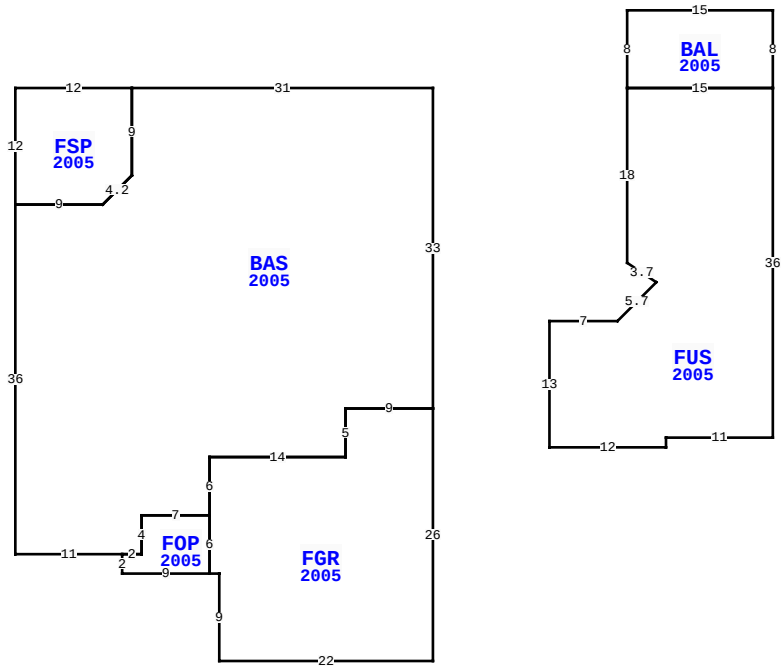
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAL	120	15	2005	18	2,462
BAS	1,622	100	2005	1,622	221,875
FGR	519	55	2005	285	38,985
FOP	46	30	2005	14	1,915
FSP	140	40	2005	56	7,660
FUS	641	100	2005	641	87,683
TOTALS	3,088			2,636	360,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,636	109.3440	151.99	400,646	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2010 Heated Area: 2263 HX Base Yr 2010



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

85095 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,581
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		491,126
SOH/AGL Deduction		196,661
ASSESSED VALUE		294,465
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,054
TOTAL JUST VALUE		491,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14739	ELEC OTHER	1,500	04/01/2005
M09595	MECH OTHER	0	04/01/2005
P09112	OTHER	0	03/01/2005
R07243	REPAIR/RRF	3,500	02/01/2005
B14584	NEW CONSTR	325,305	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1738/0064	5/09/2011	WD	U	I	30	100
GRANTOR: ABREW DONALD & ROSEMA						
GRANTEE: ABREW DONALD & ROSE						
1341/1872	8/15/2005	WD	Q	I		363,700
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ABREW DONALD & ROSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W31FSP=[YR=2005] W12S12E9 U3 R3 N9$S9 D3 L3 W9S36E11FOP=[YR=2005] S2E9N6W7S4W2$E2N4E7FGR=[YR=2005] S6 E1S9E22N26W9S5W14S6$N6E14N5E9 N33$ PTR=E20FUS=[YR=2005] S18 D2 R3 D4 L4 W7S13E12N1E11N36BAL=[YR=2005] N8W15S8E15$W15$W20$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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		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