LOT 289
NORTH HAMPTON PHASE 1 PB 6/215

PASCHKE MAUREEN JEAN TRUST/PASCHKE MAUREEN JEAN TR
85121 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034-8187

2026

12-2N-27-1460-0289-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

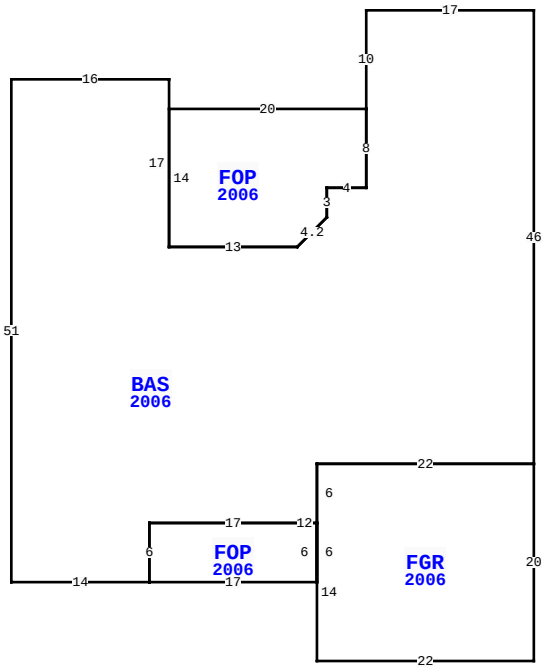
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,145	100	2006	2,145	303,589
FGR	440	55	2006	242	34,251
FOP	102	30	2006	31	4,387
FOP	252	30	2006	76	10,757
TOTALS	2,939			2,494	352,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,494	112.5120	156.39	390,037	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2013 Heated Area: 2145 HX Base Yr 2013



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

85121 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,983
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		483,563
SOH/AGL Deduction		198,268
ASSESSED VALUE		285,295
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		228,884
TOTAL JUST VALUE		483,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17078	ELEC OTHER	1,500	04/01/2006
P11000	OTHER	0	04/01/2006
C17321	CO ISSUED	360,000	03/01/2006
R09024	REPAIR/RRF	3,500	03/01/2006
B17321	NEW CONSTR	360,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1687	8/04/2020	WD	U	I	11	100
GRANTOR: PASCHKE MAUREEN JEAN						
GRANTEE: PASCHKE MAUREEN JEA						
1758/0873	9/29/2011	WD	Q	I	02	254,000
GRANTOR: BENZ AMY L						
GRANTEE: PASCHKE MAUREEN JEA						

BUILDING NOTES

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	2006	2006	3	88	3,080	

BUILDING DIMENSIONS

BAS=[YR=2006] W17 S10 FOP=[YR=2006] W20 S14 E13 U3 R3 N3 E4 N8 $ S8 W4 S3 D3 L3 W13 N17 W16 S51 E14 FOP=[YR=2006] E17 N6 W17 S6 $ N6 E17 FGR=[YR=2006] S14 E22 N20 W22 S6$S6 N12 E22 N46 $.

LAND DESCRIPTION

TOTAL OB/XF 3,080

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