

STARR JAMIE CLARK & STEPHANIE
85289 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0291-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	16	WD FR STUC 100								0900	01	4,678	101.0500	140.46	657,072	2003	2003	0	0	11.00	89.00	VALUATION BY								STANDARD																									
Roof Structur	08	IRREGULAR 100								1 SNGL FAM 100% - 2022										Heated Area: 4033										HX Base Yr 2022										Tax Group: 4								Tax Dist:							
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		5 100																																																					
Bathrooms		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																																																		
BAS	2,742	100	2003	2,742	342,775																																																		
FGR	726	55	2003	399	49,879																																																		
FOP	188	30	2003	56	7,001																																																		
FSP	474	40	2003	190	23,751																																																		
FUS	1,291	100	2003	1,291	161,387																																																		
TOTALS		5,421			4,678	584,794																																																	
EXTRA FEATURES										85289 BOSTICK WOOD DR, FERNANDINA BEACH										BLD DATE 03/29/2023 NW LGL 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																																							
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975																																								
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000																																								