LOT 292
NORTH HAMPTON PHASE 1 PB 6/215

TURCOTTE ANDREW J & MALELI
85303 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0292-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

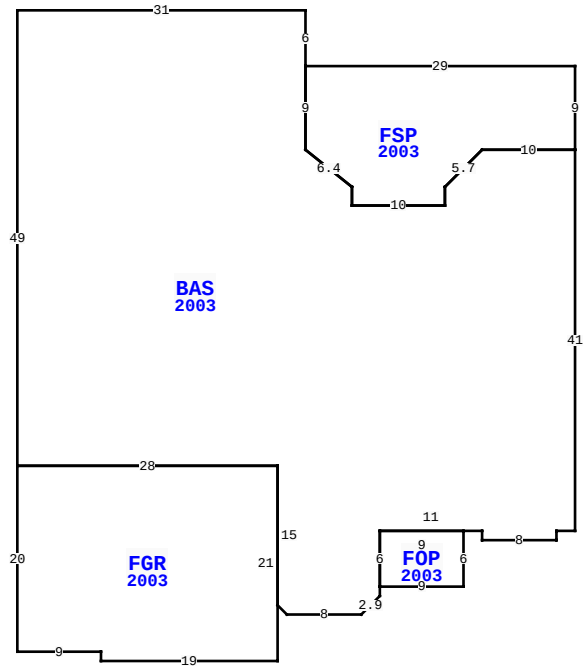
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,756	100	2003	2,756	369,496
FGR	579	55	2003	318	42,635
FOP	54	30	2003	16	2,145
FSP	339	40	2003	136	18,233
TOTALS	3,728			3,226	432,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,226	108.3760	150.64	485,965	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2022 Heated Area: 2756 HX Base Yr 2022



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	09/09/2020	KKA	LAND DATE 09/09/2020 KKA
INC DATE			AG DATE

85303 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		432,509
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		562,984
SOH/AGL Deduction		150,495
ASSESSED VALUE		412,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,078
TOTAL JUST VALUE		562,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310679	NEW CONSTR	2,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/0475	3/26/2021	WD	Q	I	02	520,500
GRANTOR: TAYLOR DONALD F SR &						
GRANTEE: TURCOTTE ANDREW J &						
2169/0582	1/03/2018	WD	Q	I	02	444,000
GRANTOR: CUMMINS JOHN & SUSAN						
GRANTEE: TAYLOR DONALD F SR						

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
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	

BUILDING DIMENSIONS

FSP=[YR=2003] W29 BAS=[YR=2003] N6 W31 S49 FGR=[YR=2003] S20 E9 S1 E19 N21 W28 $ E28 S15 D1 R1 E8 U2 R2 N1
FOP=[YR=2003] E9 N6 W9 S6 $ N6 E11 S1 E8 N1 E2 N41W10 D4 L4 S2 W10 N2 U4 L5 N9 $ S9 D4 R5 S2 E10 N2 U4 R4 E10 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000134	C	RES POND	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