LOT 293
NORTH HAMPTON PHASE 1 PB 6/215

MORISON TIMOTHY & EILEEN
85321 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0293-0000

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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

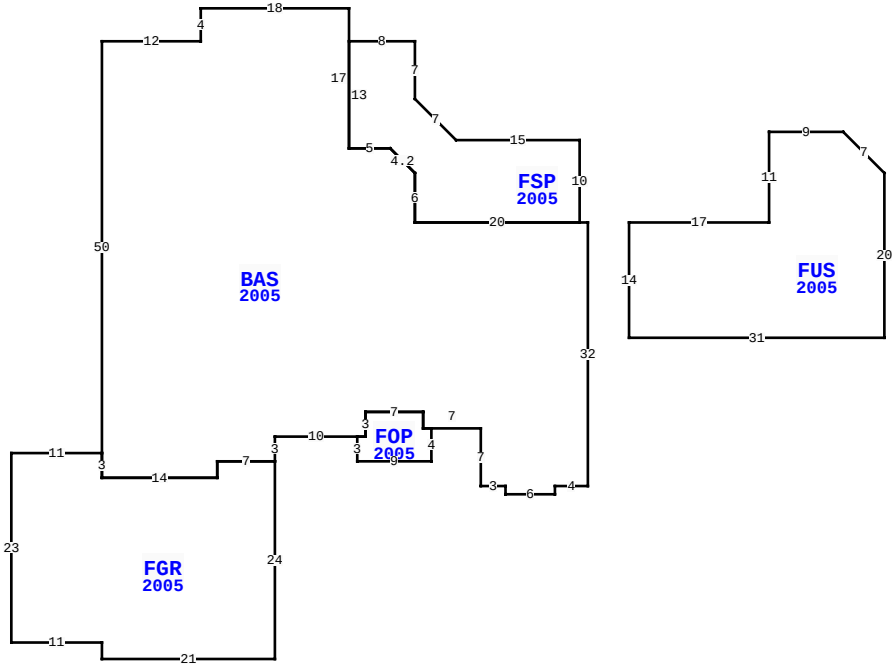
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,481	100	2005	2,481	322,632
FGR	729	55	2005	401	52,146
FOP	49	30	2005	15	1,950
FSP	321	40	2005	128	16,646
FUS	576	100	2005	576	74,903
TOTALS	4,156			3,601	468,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,601	103.9500	144.49	520,308	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2020 Heated Area: 3057 HX Base Yr 2020



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

85321 BOSTICK WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,277
TOTAL MARKET OB/XF VALUE		59,845
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		655,622
SOH/AGL Deduction		308,954
ASSESSED VALUE		346,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,257
TOTAL JUST VALUE		655,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008906	REPAIR/RRF	22,906	10/26/2020
B26015	REMODEL	3,000	05/01/2012
P0408775	OTHER	0	12/01/2005
B15023	ADDITION	4,278	04/01/2005
B14623	SWIM POOL	28,500	02/02/2005
M09235	MECH OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0693	6/06/2019	WD	Q	I	01	489,500
GRANTOR: COLE ERIC D & CLAUDIA						
GRANTEE: MORISON TIMOTHY & E						
2036/0795	3/21/2016	WD	Q	I	01	450,000
GRANTOR: WHITFORD WILLIAM J &						
GRANTEE: COLE ERIC D & CLAUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 FSP=[YR=2005] W20 N6 U3 L3 W5 N13 E8 S7 D5 R5 E15 S10$ W20 N6 U3 L3 W5 N17 W18 S4 W12 S50 FGR=[YR=2005] W11 S23 E11 S2 E21 N24 W7 S2 W14 N3$ S3 E14 N2 E7 N3 E10 FOP=[YR=2005] S3 E9 N4 W1 N2 W7 S3 W1$ E1 N3 E7 S2 E7 S7 E3 S1 E6 N1 E4 N32$ PTR= E5 FUS=[YR=2005] S14 E31 N20 L5 U5 W9 S11 W17$ W5$.

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	0911	SCRN RM A	0	100	0	0	848.00	SF	18.00	18.00	100	2005	2005	3	21	3,205	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	78	3,900	

LAND DESCRIPTION

TOTAL OB/XF 59,845

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