



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,663	100	2,663	324,326
FGR	616	55	339	41,287
FOP	158	30	47	5,724
FSP	198	40	79	9,622
TOTALS	3,635		3,128	380,959

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	1,180.00	SF	10.00	10.00	100	2019
2	0462	ST/AL FNC	0	100	198	792.00	SF	10.00	10.00	100	2019
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,128	103.5920	123.02	384,807	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023 Heated Area: 2663 HX Base Yr 2023											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											
85011 BISTINEAU CT, FERNANDINA BEACH											

TOTAL OB/XF											
19,624											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,959	
TOTAL MARKET OB/XF VALUE		19,624	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		475,583	
SOH/AGL Deduction		0	
ASSESSED VALUE		475,583	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		425,583	
TOTAL JUST VALUE		475,583	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006088	CO ISSUED	0	06/10/2019
18011293	NEW CONSTR	354,900	11/09/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/1696	6/28/2022	WD	Q	I	01	610,000	
GRANTOR: BLACK TIMOTHY & MARY							
GRANTEE: WILLIAMS CAROL ANN							
2437/0063	2/23/2021	WD	Q	I	01	450,000	
GRANTOR: PINNARO MICHAEL G & D							
GRANTEE: BLACK TIMOTHY & MAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W18 FSP=[YR=2019] W18 S11 E18 N11\$ S11 W18 N11 W14 S71 FOP=[YR=2019] S5 E21 N7 FGR=[YR=2019] E10 S2 E19 N23 W4 S2 W26 S19 E1\$ W1 N7 W5 S7 W3 S2 W12\$ E12 N2 E3 N7 E5 N12 E26 N2 E4 N48\$.											