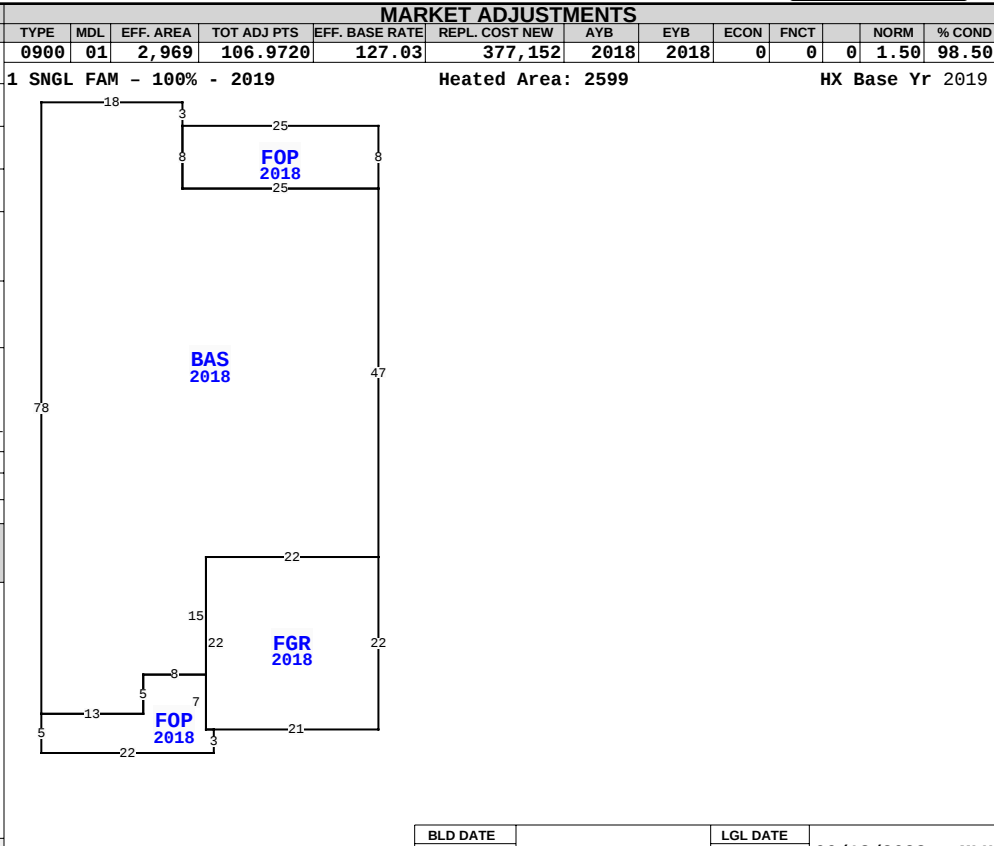




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,599	100	2,599	325,199
FGR	484	55	266	33,283
FOP	148	30	44	5,505
FOP	200	30	60	7,508
TOTALS	3,431		2,969	371,495



85021 BISTINEAU CT, FERNANDINA BEACH

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
1	0855	CONC PAVER	0 100	0 0	678.00	SF	10.00	10.00	100	2018	2018	3	98	6,644	

LAND DESCRIPTION										TOTAL OB/XF							6,644		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00			
REVIEW DATE		04/25/2019		BY	TW		Total Acres: 0.00			Total Land Value: 75,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			371,495
TOTAL MARKET OB/XF VALUE			6,644
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			453,139
SOH/AGL Deduction			165,143
ASSESSED VALUE			287,996
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE			232,996
TOTAL JUST VALUE			453,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004860	CO ISSUED	0	05/14/2018
17007380	NEW CONSTR	326,550	08/15/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2513/1181	11/10/2021	DG	U	I	11	100	
GRANTOR: DUKE CAROL J REV LVG							
GRANTEE: DUKE CAROL J IRREVO							
2477/1710	5/25/2021	DG	U	I	11	100	
GRANTOR: DUKE CAROL J & CARRIE							
GRANTEE: DUKE CAROL J REVOCA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W25 BAS=[YR=2018] N3 W18 S78 FOP=[YR=2018] S5 E22 N3 FGR=[YR=2018] E21 N22 W22 S22 E1\$ W1 N7 W8 S5 W13\$ E13 N5 E8 N15 E22 N47 W25 N8\$ S8 E25 N8\$.									