



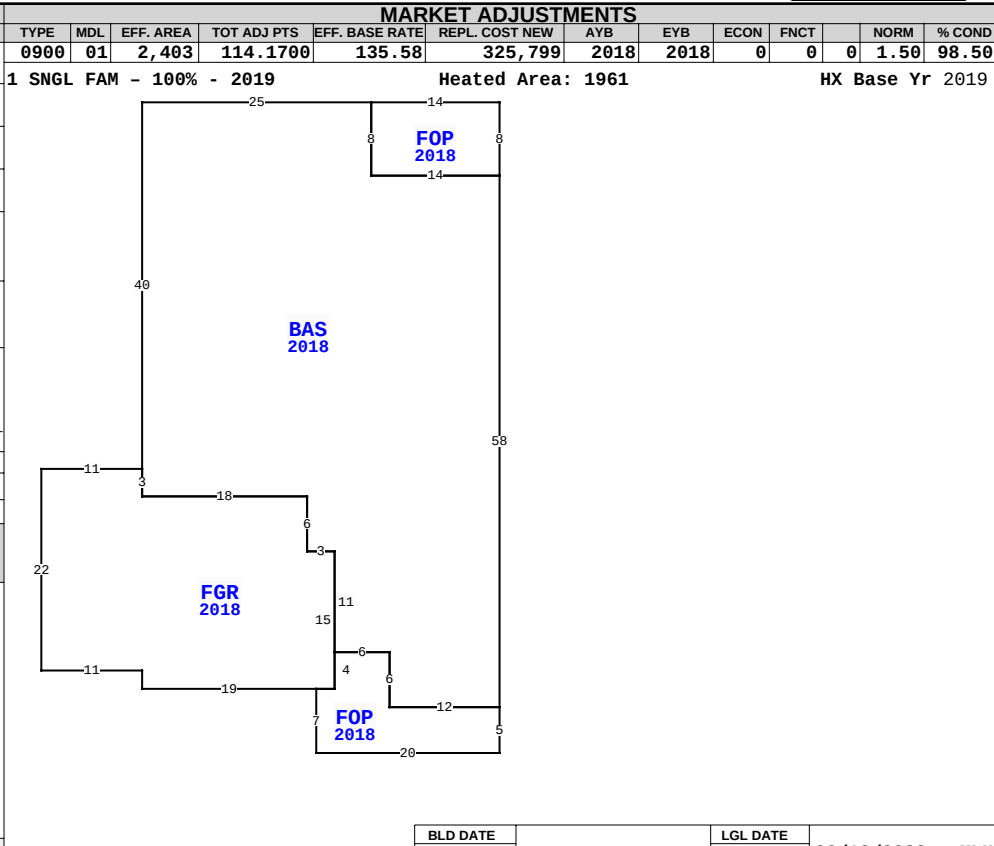
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,961	100	1,961	261,884
FGR	665	55	366	48,878
FOP	112	30	34	4,541
FOP	140	30	42	5,609
TOTALS	2,878		2,403	320,912

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,182.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	100	150	4	600.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	

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



85031 BISTINEAU CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/13/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
17,839											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,912	
TOTAL MARKET OB/XF VALUE		17,839	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		413,751	
SOH/AGL Deduction		148,245	
ASSESSED VALUE		265,506	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		215,506	
TOTAL JUST VALUE		413,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,154	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009124	CO ISSUED	0	09/07/2018
17010515	NEW CONSTR	267,135	11/28/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2576/0453	7/07/2022	LE U	I	I	11	100	
GRANTOR: TABAKA JAN S & WALTER							
GRANTEE: TABAKA DOUGLAS SCOT							
2222/1980	9/07/2018	SW Q	I	I	01	304,200	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: TABAKA JAN S & WALT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2018] W14 BAS=[YR=2018] W25 S40 FGR=[YR=2018] W11 S22 E11 S2 E19 FOP=[YR=2018] S7E20 N5 W12 N6 W6 S4 W2\$ E2 N15 W3 N6 W18 N3\$ S3 E18 S6 E3 S11 E6 S6 E12 N58 W14 N8\$ S8 E14 N8\$.											