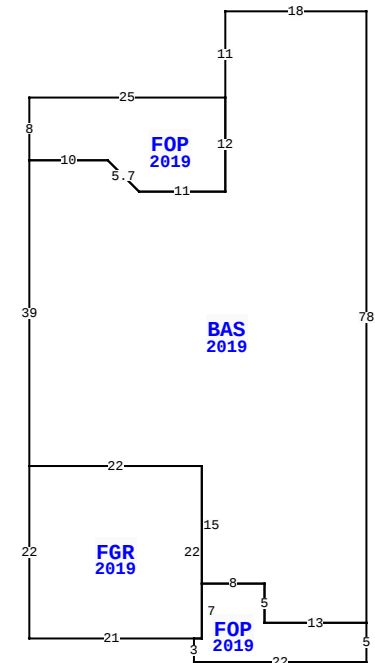




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0900	01	2,733	112.4160	133.49	364,828	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020												Heated Area: 2347										
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020										
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 70																							
Interior Floor	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
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	2,347	100	2,347	310,168																					
FGR	484	55	266	35,153																					
FOP	148	30	44	5,815																					
FOP	252	30	76	10,044																					
TOTALS			3,231	2,733	361,180																				
EXTRA FEATURES			85081 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	609.00	SF	10.00	10.00	100	2019	2019	3	99	6,029										
2	0910	SCRN RM L	0 100	25	10	250.00	SF	15.00	15.00	100	2019	2019	3	90	3,375										
3	0855	CONC PAVER	0 100	25	10	250.00	SF	10.00	10.00	100	2019	2019	3	99	2,475										
TOTAL OB/XF 11,879																									
LAND DESCRIPTION																									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
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	75,000								
REVIEW DATE 04/09/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									



VALUATION SUMMARY			
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		361,180	
TOTAL MARKET OB/XF VALUE		11,879	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		448,059	
SOH/AGL Deduction		206,855	
ASSESSED VALUE		241,204	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		191,204	
TOTAL JUST VALUE		448,059	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,555	
PERMIT NUM DESCRIPTION AMT ISSUED			
C1900619	CO ISSUED	0	01/22/2019
18009037	ADDITION	9,464	12/01/2018
18006776	NEW CONSTR	311,663	07/02/2018
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2266/0452	3/29/2019	SW Q	I 01
GRANTOR: AVH NORTH FLORIDA LLC			
GRANTEE: LUSARDI ROBERT & DE			
2089/0966	12/16/2016	SW U	V 37
GRANTOR: AW VENTURE II LLC			
GRANTEE: AVH NORTH FLORIDA L			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2019] W18 S11 FOP=[YR=2019] W25 S8 E10 D4 R4 E11 N12\$ S12 W11 U4 L4 W10 S39 FGR=[YR=2019] S22 E21 FOP=[YR=2019] S3 E22 N5 W13 N5 W8 S7 W1\$ E1 N22 W22\$ E22 S15 E8 S5 E13 N78\$.			