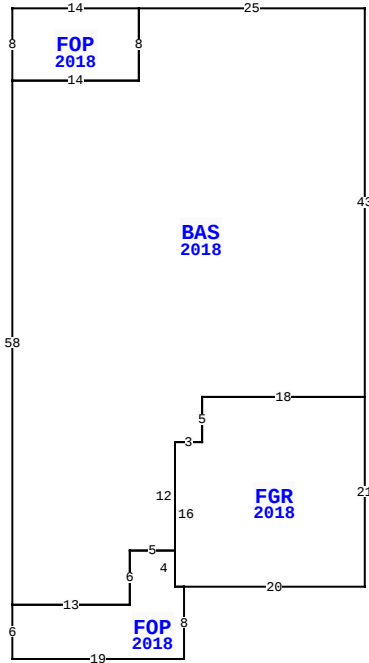




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	31	HARDIE BRD 100	0900	01	2,276	116.7180	138.60	315,454	2018	2018	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021												Heated Area: 1964														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	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	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	1,964	100	1,964	268,127																									
FGR	426	55	234	31,946																									
FOP	112	30	34	4,641																									
FOP	146	30	44	6,007																									
TOTALS			2,648	2,276	310,722																								
EXTRA FEATURES			85060 BISTINEAU CT, FERNANDINA BEACH																										
L N	OB/XF	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	942.00	SF	10.00	10.00	100	2018	2018	3	98	9,232													
2	0462	ST/AL FNC	0	100	108	4	432.00	SF	10.00	10.00	100	2018	2018	3	90	3,888													
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570													
TOTAL OB/XF 13,690																													
LAND DESCRIPTION			TOTAL OB/XF 13,690																										
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 04/25/2019 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					310,722						
TOTAL MARKET OB/XF VALUE					13,690						
TOTAL LAND VALUE - MARKET					75,000						
TOTAL MARKET VALUE					399,412						
SOH/AGL Deduction					103,677						
ASSESSED VALUE					295,735						
TOTAL EXEMPTION VALUE					55,000						
BASE TAXABLE VALUE					240,735						
TOTAL JUST VALUE					399,412						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					323,799						
PERMIT NUM											
DESCRIPTION											
AMT											
ISSUED											
18007699 CO ISSUED 0 07/30/2018											
17009945 NEW CONSTR 255,333 11/08/2017											
SALES DATA											
OFF RECORD Number		DATE		TYPE INST		Q / V I		RSN CD		SALE PRICE	
2373/0719		6/25/2020		WD Q		I		01		323,200	
GRANTOR: PAXTON BLAKE E II											
GRANTEE: JOHNSON RICHARD T &											
2216/1288		8/01/2018		SW Q		I		02		285,900	
GRANTOR: AVH NORTH FLORIDA LLC											
GRANTEE: PAXTON BLAKE E II											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2018] W25 FOP=[YR=2018] W14 S8 E14 N8\$ S8 W14 S58											
FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] E20 N21 W18 S5 W3 S16											
E1\$ W1 N4 W5 S6 W13\$ E13 N6 E5 N12 E3 N5 E18 N43\$.											