

LOT 128
IN OR 2219/957
HAMPTON LAKES #2 PBK 8/165

RVDV INVESTORS LLC
96249 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0128-0000



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 60
Interior Floo	14	CARPET 40
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
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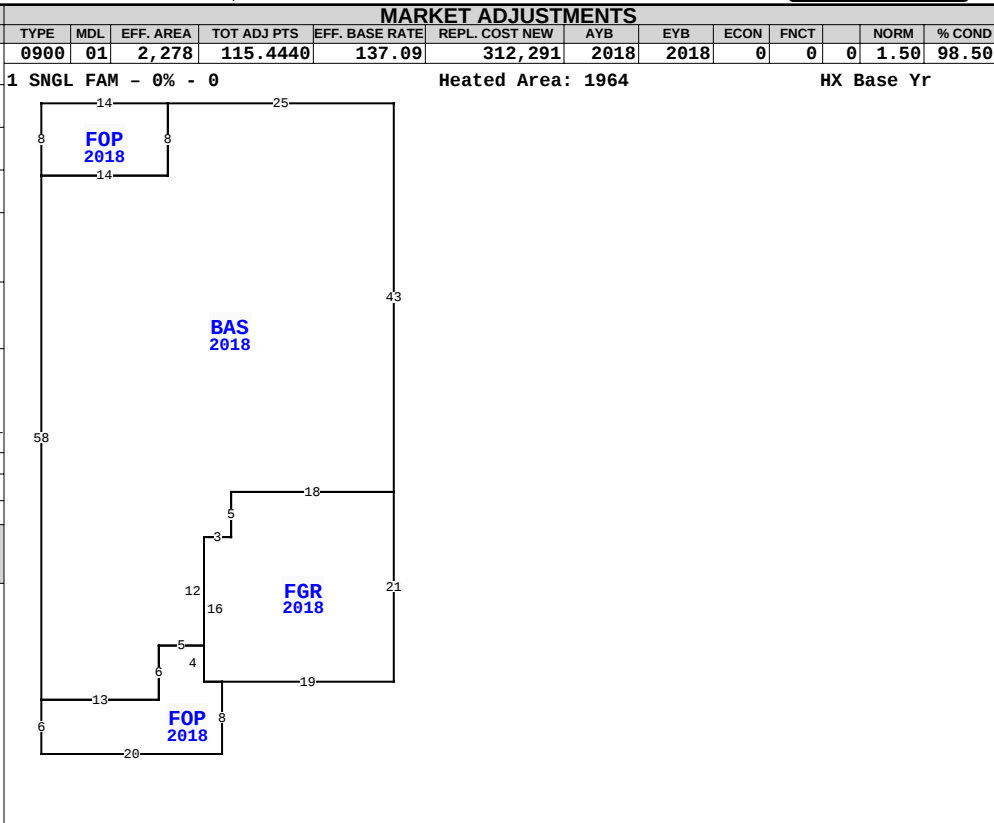
NEIGHBORHOOD/LOC	4085.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	265,206
FGR	426	55	234	31,598
FOP	112	30	34	4,591
FOP	154	30	46	6,211

TOTALS	2,656		2,278	307,607
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	716.00	SF	10.00
2	0910	SCRN RM L	0	0	15	10	150.00	SF	15.00
3	0855	CONC PAVER	0	0	16	10	160.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0			0.00	0.00	1.00



85010 BISTINEAU CT, FERNANDINA BEACH

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	98	7,017	
100	2018	2018	3	86	1,935	
100	2018	2018	3	98	1,568	

TOTAL OB/XF									
10,520									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	307,607		
TOTAL MARKET OB/XF VALUE	10,520		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	393,127		
SOH/AGL Deduction	60,297		
ASSESSED VALUE	332,830		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	332,830		
TOTAL JUST VALUE	393,127		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	320,063		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008396	CO ISSUED	0	08/16/2018
18005831	ADDITION	3,465	01/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2219/0957	8/23/2018	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: RVDV INVESTORS LLC					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2018] W25 FOP=[YR=2018] W14 S8 E14 N8\$ S8 W14 S58					
FOP=[YR=2018] S6 E20 N8 FGR=[YR=2018] E19 N21 W18 S5 W3 S16					
E2\$ W2 N4 W5 S6 W13\$ E13 N6 E5 N12 E3 N5 E18 N43\$.					